

August 25, 2009

***AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR THE
MERGED DOWNTOWN/ AIRPORT
INDUSTRIAL AND HUNTER
PARK/NORTHSIDE
REDEVELOPMENT PROJECT
AREAS***

CITY OF RIVERSIDE REDEVELOPMENT AGENCY
AMENDED: AUGUST 25, 2009 BY ORDINANCE 7051



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PREFACE

The City Council of the City of Riverside adopted the Riverside Mall and White Park and Airport Industrial Redevelopment Projects over a five-year period, commencing in 1971 with the adoption of the Riverside Mall and White Park Redevelopment Project and ending in 1976 with adoption of the Airport Industrial Redevelopment Project. The two projects and their respective dates of adoption and adoption ordinance numbers are:

1. Riverside Mall and White Park Redevelopment Project Adopted 11/16/1971, Ordinance No. 3872
2. Airport Industrial Redevelopment Project Adopted 12/01/1976, Ordinance No. 4355.

In 1990 the City Council merged the Riverside Mall and White Park and the Airport Industrial Redevelopment Projects (the "Merged Project") by adoption of Ordinance No. 5872. At the same time the name of the Riverside Mall and White Park Redevelopment Project was changed to "Downtown Redevelopment Project."

On May 6, 1997, the City Council amended the redevelopment plans for the above two projects in order to: 1) extend existing time limits on undertaking eminent domain proceedings to acquire property within the Merged Project; 2) extend as necessary the duration, debt establishment and debt repayment time limits of the plans; and 3) replace the two individual plans with one amended and restated redevelopment plan covering both projects. Ordinance No. 6374 effectuated the amendment for the Airport Industrial Redevelopment Project, and Ordinance 6373 effectuated the amendment for the Downtown Redevelopment Project. The two plans were aggregated into one document, the Amended and Restated Redevelopment Plan for the Merged Downtown and Airport Industrial Redevelopment Projects, which follows.

Merged Downtown and Airport Industrial Redevelopment Projects Have Been Merged with the Hunter Park/Northside Redevelopment Project

On August, 25, 2009, the City Council of the City of Riverside adopted Ordinance No. 7051 merging the Merged Downtown and Airport Industrial Redevelopment Projects with the Hunter Park/Northside Redevelopment Project pursuant to Health and Safety Code Section 33485, et seq. In all other respects, the Amended and Restated Redevelopment Plan for the Merged Downtown and Airport Industrial Redevelopment Projects remains separate from and is not combined with the Redevelopment Plan for the Hunter Park/Northside Redevelopment Project.



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Amended and Restated Redevelopment Plan for the Merged Downtown/Airport Industrial and Hunter Park/Northside Redevelopment Project Areas

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August 24, 2009

***REDEVELOPMENT PLAN FOR THE
MERGED DOWNTOWN/ AIRPORT
INDUSTRIAL REDEVELOPMENT
PROJECT AREAS***

CITY OF RIVERSIDE REDEVELOPMENT AGENCY

ADOPTED: MAY 6, 1997 BY ORDINANCES 6373 AND 6374

AMENDED: AUGUST 25, 2009 BY ORDINANCE 7051

Amended and Restated Redevelopment Plan for the Merged Downtown and Airport Industrial Redevelopment Projects

TABLE OF CONTENTS

I.	INTRODUCTION	1
A.	[Section 101] General	1
B.	[Section 102] Merged Project	2
II.	[Section 200] MERGED PROJECT AREA BOUNDARY and LEGAL DESCRIPTION	3
III.	[Section 300] REDEVELOPMENT ACTIVITIES	5
A.	[Section 301] General	5
B.	[Section 302] Owner Participation and Business Reentry Preferences	5
1.	[Section 303] Owner Participation	5
2.	[Section 304] Business Reentry Preferences	6
3.	[Section 305] Participation Agreements	7
4.	[Section 306] Implementing Rules	8
C.	[Section 307] Property Acquisition	8
1.	[Section 308] Acquisition of Real Property	8
2.	[Section 309] Acquisition of Personal Property	9
D.	[Section 311] Relocation of Occupants Displaced by Agency Acquisition....	9
1.	[Section 312] Relocation Housing Requirements	9
2.	[Section 313] Assistance in Finding Other Locations	9
3.	[Section 314] Relocation Payments	10
E.	[Section 315] Payments to Taxing Agencies In Lieu of Taxes	10
F.	[Section 316] Demolition, Clearance, Public Improvements Building and Site Preparation	10
1.	[Section 317] Demolition and Clearance	10
2.	[Section 318] Public Improvements	10

3.	[Section 319] Preparation of Building Sites	11
G.	[Section 320] Property Disposition and Development	11
1.	[Section 321] Real Property Disposition and Development	11
a.	[Section 322] General	11
b.	[Section 323] Disposition and Development Documents	12
c.	[Section 324] Development by the Agency or Other Public Bodies or Entities	13
d.	[Section 325] Development Plans	14
2.	[Section 326] Personal Property Disposition	14
H.	[Section 327] Cooperation with Public Bodies	14
I.	[Section 328] Rehabilitation, Conservation and Moving Structures	15
1.	[Section 329] Rehabilitation and Conservation	15
2.	[Section 330] Moving of Structures	16
J.	[Section 331] Low or Moderate Income Housing	16
1.	[Section 332] Authority Generally	16
2.	[Section 333] Replacement Housing	16
3.	[Section 334] Replacement Housing Plan	17
4.	[Section 335] Increase, Improve and Preserve the Supply	17
5.	[Section 336] New or Rehabilitated Dwelling Units Developed Within Merged Project Area	19
6.	[Section 337] Duration of Dwelling Unit Availability and Agency	20
K.	[Section 338] Implementation Plans	20
IV.	[Section 400] LAND USES and DEVELOPMENT REQUIREMENTS	23
A.	[Section 401] Redevelopment Plan Map and Major Merged Project Area Land Uses	23
B.	[Section 402] Major Land Uses	23
C.	[Section 403] Other Land Uses	24
1.	[Section 404] Public Rights of Way	24
2.	[Section 405] Other Public, Semi-Public, Institutional & Non-Profit Uses	25
D.	[Section 406] Conforming Properties	25
E.	[Section 407] Interim Uses	26

F.	[Section 408] Nonconforming Uses	26
G.	[Section 409] General Controls and Limitations	26
1.	[Section 410] Construction	26
2.	[Section 411] Limitation on the Number of Buildings	27
3.	[Section 412] Number of Dwelling Units	27
4.	[Section 413] Limitations on Type, Size and Height of Buildings	27
5.	[Section 414] Open Spaces, Landscaping, Light, Air and Privacy ...	27
6.	[Section 415] Signs	27
7.	[Section 416] Utilities	27
8.	[Section 417] Incompatible Uses	28
9.	[Section 418] Subdivision of Parcels	28
10.	[Section 419] Minor Variations	28
H.	[Section 420] Design Guide	28
1.	[Section 421] Building Permits	29
V.	[Section 500] METHOD OF FINANCING THE MERGED PROJECT	31
A.	[Section 501] General Description of the Proposed Financing Method	31
B.	[Section 502] Tax Increment Funds	31
C.	[Section 503] Agency Bonds	33
D.	[Section 504] Time Limits on Establishment of Indebtedness	33
E.	[Section 505] Statutory Payments to Affected Taxing Entities	34
F.	[Section 506] Time Limits on Receipt of Tax Increment	34
VI.	[Section 600] ACTIONS BY THE CITY	37
VII.	[Section 700] ENFORCEMENT	39
VIII.	[Section 800] DURATION OF THIS PLAN'S EFFECTIVENESS	41
IX.	[Section 900] PROCEDURE FOR AMENDMENT	43
X.	[Section 1000] SEVERABILITY	45



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I. INTRODUCTION

A. [SECTION 101] GENERAL

This is the Amended and Restated Redevelopment Plan ("Redevelopment Plan" or "Plan") for the Merged Downtown and Airport Industrial Redevelopment Projects (collectively, the "Merged Project") in the City of Riverside (the "City"), County of Riverside, State of California. This Plan amends restates and supersedes in their entirety the redevelopment plans heretofore adopted and amended for the foregoing constituent projects ("Constituent Projects") that comprise the Merged Project. Nothing in this Plan is intended to or shall affect in any manner the base year or base year assessed valuation for the Constituent Projects determined in accordance with Health and Safety Code Section 33670.

This Plan consists of text (Sections 100 through 1000), a Redevelopment Plan Map showing the Merged Project and each of the Constituent Projects (Exhibits "A-1" and "A-2"), a Legal Description of the Merged Project Area (Exhibits "B-1" and "B-2") , and the Proposed Public Improvements and Facilities Projects (Exhibits "C-1" and "C-2"). This Plan was prepared by the Redevelopment Agency of the City of Riverside (the "Agency") pursuant to the Community Redevelopment Law of the State of California (Health and Safety Code, Section 33000 et seq.; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and all applicable local codes and ordinances.

The definitions of general terms which are contained in the Community Redevelopment Law govern the construction of this Plan, unless more specific terms and definitions therefore are otherwise provided in this Plan.

Many of the requirements contained in this Plan are necessitated by and in accord with statutory provisions in effect at the time of adoption of this Plan. Such statutory provisions may be changed from time to time. In the event that any such changes affect this Plan's requirements, and would be applicable to the Agency, either constituent project, the Merged Project, or this Plan whether or not this Plan were formally amended to reflect such changes, then the requirements of this Plan that are so affected shall be superseded by such changes, to the extent necessary to be in conformity with such changes.

The merged project area (the "Merged Project Area") includes all properties within the Merged Project boundary shown on the Redevelopment Plan Map and described in the Legal Description of the Merged Project Area.

This Plan provides the Agency with powers, duties and obligations to implement and further the program generally formulated in this Plan for the continued redevelopment, rehabilitation, and revitalization of the Merged Project Area. This Plan does not present a specific plan or establish priorities for specific projects for the redevelopment, rehabilitation, and revitalization of any particular area within either constituent project or the Merged Project Area. Instead, this Plan presents a process and a basic framework within which specific development

plans will be presented, priorities for specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

The goals and objectives of the Agency's redevelopment program for each constituent project in the Merged Project Area are set forth in the implementation plan adopted on December 13, 1994, which covers each of the Constituent Projects, including any areas added to either constituent project by amendment. The principal goal and objective of the Merged Project shall be to eliminate all remaining blight and complete all Agency-assisted redevelopment activities as quickly as possible consistent with the needs of the Constituent Projects and the availability of financial resources to fund them.

Redevelopment of the Merged Project Area pursuant to this Redevelopment Plan and the above goals and objectives will attain the purposes of the California Community Redevelopment Law by: (1) elimination of areas suffering from economic dislocation and disuse; (2) re-planning, redesign and/or redevelopment of areas which are stagnant or improperly utilized, and which could not be accomplished by private enterprise acting alone without public participation and assistance; (3) protecting and promoting sound development and redevelopment of blighted areas and the general welfare of the citizens of the City by remedying such injurious conditions through the employment of appropriate means; (4) installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served with regard to such improvements, facilities and utilities; and (5) other means as deemed appropriate.

B. [SECTION 102] MERGED PROJECT

In 1990, by Ordinance No.5872, the Constituent Projects were merged so that taxes attributable to each constituent project area which are allocated to the Agency pursuant to Section 33670 (b) of the Community Redevelopment Law are to be allocated to the entire Merged Project Area for the purpose of paying the principal of, and interest on, indebtedness incurred by the Agency to finance or refinance, in whole or in part, the Merged Project, except that any such taxes attributable to either constituent project area shall first be used to pay indebtedness in compliance with the terms of any bond resolution or other agreement pledging such taxes from the constituent project area, which resolution or other agreement was adopted or approved by the Agency prior to the merging of the Constituent Projects. Except as otherwise noted above, tax increment revenue attributed to each constituent project may be used for any lawful purpose in either of the Constituent Projects.

**II. [SECTION 200] MERGED PROJECT AREA BOUNDARY AND
LEGAL DESCRIPTION**

The boundaries of the Merged Project Area and the constituent project areas are shown on the Redevelopment Plan Map attached as Exhibits "A-1" and "A-2." The boundary of the Merged Project Area is described in the Legal Description of the Merged Project Area attached as Exhibits "B1" and "B-2."



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III. [SECTION 300] REDEVELOPMENT ACTIVITIES

A. [SECTION 301] GENERAL

The Agency has and will continue to eliminate and prevent the spread of blight and blighting influences, and to strengthen the economic base of the Merged Project Area and the community, by some or all of the following:

1. Permitting participation in the redevelopment process by owners and occupants of properties located in the Merged Project Area, consistent with, this Plan and rules adopted by the Agency;
2. Acquisition of real property;
3. Management of property under the ownership and control of the Agency;
4. Relocation assistance to displaced occupants of property acquired by the Agency in the Merged Project Area;
5. Demolition or removal of buildings and improvements;
6. Installation, construction, expansion, addition, extraordinary maintenance or re-construction of streets, utilities, and other public facilities and improvements;
7. Disposition of property for uses in accordance with this Plan;
8. Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
9. Rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. Rehabilitation, development or construction of low and moderate income housing within the Merged Project Area and/or the City; and
11. Providing for the retention of controls and establishment of restrictions or covenants running with the land so that property will continue to be used in accordance with this Plan.

In the accomplishment of these activities, and in the implementation and furtherance of this Plan, the Agency is authorized to use all the powers provided in this Plan and all the powers to the extent now or hereafter permitted by law, which powers are not expressly limited by this Plan.

B. [SECTION 302] OWNER PARTICIPATION AND BUSINESS REENTRY PREFERENCES

1. [SECTION 303] OWNER PARTICIPATION

Owners of real property within the Merged Project Area shall be extended reasonable opportunities to participate in the redevelopment of property in their constituent project within the Merged Project Area if such owners agree to participate in the redevelopment in conformity with this

Redevelopment Plan and owner participation implementation rules adopted by the Agency.

Participation methods include remaining in substantially the same location either by retaining all or portions of the property, or by retaining all or portions of the property and purchasing adjacent property from the Agency or joining with another person or entity for the rehabilitation or development of the owner's property and, if appropriate, other property. An owner who participates in the same location may be required to rehabilitate or demolish all or part of his/her existing buildings, or the Agency may acquire the buildings only and then remove or demolish the buildings. Participation methods also include the Agency buying land and improvements at fair market value from owners and offering other parcels for purchase and rehabilitation or development by such owners, or offering an opportunity for such owners to rehabilitate or develop property jointly with other persons or entities.

Participation opportunities shall be limited to the potential participant's constituent project and shall necessarily be subject to and limited by factors including but not limited to the following: (1) the elimination and changing of some land uses; (2) the construction, realignment, abandonment, widening, opening and/or other alteration or elimination of public rights-of-way; (3) the removal, relocation, and/or installation of public utilities and public facilities; (4) the ability of potential participants to finance the proposed acquisition, development or rehabilitation in accordance with this Redevelopment Plan; (5) the ability and experience of potential participants to undertake and complete the proposed development; (6) any reduction in the total number of individual parcels in the constituent project area; (7) the construction or expansion of public improvements and facilities, and the necessity to assemble areas for such; (8) any change in orientation and character of the constituent project area; (9) the necessity to assemble areas for public and/or private development; (10) the requirements of this Plan and applicable rules, regulations, and ordinances of the City of Riverside; (11) any Design Guide adopted by the Agency pursuant to Section 420 hereof; and (12) the feasibility of the potential participant's proposal.

2. [SECTION 304] BUSINESS RE-ENTRY PREFERENCES

Business occupants engaged in business in the Merged Project Area shall be extended reasonable preferences to re-enter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Redevelopment Plan and business re-entry preferences implementation rules adopted by the Agency.

Whenever a business occupant will be displaced by Agency action from any constituent project within the Merged Project Area, the Agency will, prior to such displacement, determine: 1) whether such business occupant desires to relocate directly to another location within the

business occupant's constituent project, or 2) if suitable relocation accommodations within the constituent project are not available prior to displacement, whether such business occupant would desire to re-enter in business within the constituent project at a later date should suitable accommodations become available. For those business occupants who desire to relocate directly to another location within the constituent project the Agency will make reasonable efforts to assist such business occupants to find accommodations at locations and rents suitable to their needs. A record of the business occupants who cannot be or do not want to be directly relocated within their constituent project, but who have stated that they desire to re-enter into business within their constituent project whenever suitable locations and rents are available, will be maintained by the Agency. The Agency will make reasonable efforts to assist such business occupants to find reentry accommodations at locations and rents suitable to their needs.

Unless otherwise determined by the Agency, re-entry preferences shall be limited to the displaced business occupant's constituent project and shall necessarily be subject to and limited by factors such as the following: (1) the extent to which suitable relocation or reentry accommodations exist or are rehabilitated or developed within the constituent project; (2) the extent to which suitable relocation or re-entry accommodations are available to displaced business occupants within an acceptable time period or at rents and other terms that are acceptable to such displaced business occupants, and within their financial means; and (3) the requirements of this Redevelopment Plan or any Design Guide adopted by the Agency pursuant to this Redevelopment Plan.

3. [SECTION 305] PARTICIPATION AGREEMENTS

The Agency may require that, as a condition to participate in redevelopment or to obtain a building permit pursuant to Section 421 hereof, each participant shall enter into a binding written participation agreement with the Agency by which the participant agrees to contribute, sell, lease, acquire, rehabilitate, develop or use the property in conformance with this Plan and to be subject to provisions hereof and such other provisions and conditions to which the parties may agree. In such agreements, participants who retain real property may be required to sign and join in the recordation of such documents as is necessary to make the provisions of this Plan and such participation agreement applicable to their properties. In the event an owner or participant fails or refuses to develop, or use and maintain, their real property pursuant to this Plan and such participation agreement, the real property or any interest therein may be acquired by the Agency and sold or leased for development in accordance with this Plan.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Merged Project Area.

4. [SECTION 306] IMPLEMENTING RULES

The provisions of Sections 302 through 305 shall be implemented according to the rules adopted by the Agency prior to the approval of this Plan, and the same may be from time to time amended by the Agency. Where there is a conflict between the participation and re-entry preferences provisions in this Plan and such rules adopted by the Agency, the rules shall prevail.

C. [SECTION 307] PROPERTY ACQUISITION

1. [SECTION 308] ACQUISITION OF REAL PROPERTY¹

The Agency may acquire, but is not required to acquire, any real property located in the Merged Project Area by gift, devise, exchange, lease, purchase, eminent domain (except as provided below) or any other lawful method.

Eminent Domain Program

It is in the public interest and is necessary in order to execute this Plan for the power of eminent domain to be employed by the Agency to acquire real property in all portions of the Merged Project Area, excluding therefrom eminent domain authority on all real property legally occupied for residential purposes, including, but not limited to, owner-occupied single-family residences as defined in Ordinance No. 6934 adopted by the City Council of the City of Riverside on February 27, 2007.

No eminent domain proceeding shall be commenced after twelve (12) years following the effective date of Ordinance No. 7051, which adopts the Eighth Amendment to this Amended and Restated Redevelopment Plan, to acquire property within the Merged Project Area. Such time limitation may be extended only by amendment of this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

Without the consent of the owner, the Agency shall not acquire property to be retained by an owner pursuant to a participation agreement if the owner fully performs under the agreement. The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless such building requires structural alteration, improvement, modernization, or rehabilitation, or the site or lot on which the building is situated requires modification in size, shape or use, or it is necessary to impose upon such property any of the standards, restrictions and controls

¹ Section 308 as amended by Ordinance No. 7051, adopted August 25, 2009.

of this Plan or of any Design Guide adopted by the Agency pursuant to this Plan, and the owner fails or refuses to participate in the Plan or in conformance with any such Design Guide by executing a participation agreement.

2. [SECTION 309] ACQUISITION OF PERSONAL PROPERTY²

Generally, personal property shall not be acquired by the Agency. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Merged Project Area by any lawful means, including eminent domain as limited above.

**D. [SECTION 311] RELOCATION OF OCCUPANTS DISPLACED BY
AGENCY ACQUISITION**

1. [SECTION 312] RELOCATION HOUSING REQUIREMENTS

No persons or families of low and moderate income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such persons or families until such housing units are available and ready for occupancy.

Permanent housing facilities shall be made available within three years from the time occupants are displaced. Pending the development of such facilities, there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the community at the time of their displacement.

2. [SECTION 313] ASSISTANCE IN FINDING OTHER LOCATIONS -

The Agency shall assist all persons (including individuals and families), business concerns, and others displaced by Agency action in the Merged Project Area in finding other locations and facilities. In order to carry out the Merged Project with a minimum of hardship to persons (including individuals and families), business concerns, and others, if any, displaced from their respective places of residence or business, the Agency shall assist such persons, business concerns and others in finding new locations that are decent, safe, sanitary, within their respective financial means, in reasonably convenient locations, and otherwise suitable to their respective needs. The Agency may also provide housing inside or outside the Merged Project Area for displaced persons.

² Section 309 as amended by Ordinance No. 7051, adopted August 25, 2009.

3. [SECTION 314] RELOCATION PAYMENTS

The Agency shall make all relocation payments required by law to persons (including individuals and families), business concerns, and others displaced by the Agency from property in the Merged Project Area. Such relocation payments shall be made pursuant to the federal Uniform Act as adopted by the Agency as its relocation procedures and any other provisions as required by the California Relocation Assistance Law (Government Code Section 7260 et seq.) and Agency rules and regulations adopted pursuant thereto as such may be amended from time to time. The Agency may make such other payments as it may deem appropriate and for which funds are available.

E. [SECTION 315] PAYMENTS TO TAXING AGENCIES IN LIEU OF TAXES

The Agency may in any year during which it owns property in the Merged Project Area pay directly to the City, County, or other district, including, but not limited to, a school district, or other public corporation for whose benefit a tax would have been levied upon the Agency-owned property had it not been exempt, an amount of money in lieu of taxes.

F. [SECTION 316] DEMOLITION, CLEARANCE, PUBLIC IMPROVEMENTS, BUILDING AND SITE PREPARATION

1. [SECTION 317] DEMOLITION AND CLEARANCE

The Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Merged Project Area as necessary to carry out the purposes of this Plan.

2. [SECTION 318] PUBLIC IMPROVEMENTS

The Agency is authorized to install and construct, or to cause to be installed and constructed, the public improvements, facilities and utilities (within or outside the Merged Project Area) necessary to carry out this Plan. Such public improvements, facilities and utilities include, but are not limited to, the following: (1) over- and under-passes; (2) sewers; (3) storm drains; (4) electrical, natural gas, telephone and water distribution systems; (5) parks and plazas; (6) playgrounds; (7) parking and transportation facilities; (8) landscaped areas; (9) street and circulation improvements; (10) flood control improvements and facilities; (11) fire stations, school facilities, and community centers; and (12) other public facilities serving the needs of Merged Project Area occupants. Anticipated public improvements, facilities and utilities that may be installed or constructed, or caused to be installed or constructed, by the Agency include, but are not limited to, those set forth in attached Exhibits "C-1" and "C-2," Proposed Public Improvements and Facilities Projects for Merged Project Area.

3. [SECTION 319] PREPARATION OF BUILDING SITES

The Agency is authorized to prepare, or cause to be prepared, as building sites any real property in the Merged Project Area owned by the Agency. The Agency is also authorized to construct foundations, platforms, and other structural forms necessary for the provision or utilization of air rights sites for buildings to be used for commercial, public, and other uses provided in this Plan.

The Agency may take any actions which it determines are necessary and which are consistent with other state and federal laws to remedy or remove a release of hazardous substances on, under, or from property in the Merged Project Area in accordance with the requirements of Health and Safety Code Section 33459 et seq.

G. [SECTION 320] PROPERTY DISPOSITION AND DEVELOPMENT

1. [SECTION 321] REAL PROPERTY DISPOSITION AND DEVELOPMENT

a. [Section 322] General

For the purposes of this Plan, the Agency is authorized to sell, lease for a period not to exceed 99 years, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding but only after public hearing.

Before any interest in real property of the Agency acquired in whole or in part, directly or indirectly, with tax increment moneys is sold, leased, or otherwise disposed of for development pursuant to this Plan, such sale, lease or disposition shall be first approved by the City Council by resolution after public hearing in conformance with Section 33433 of the Community Redevelopment Law.

All real property acquired by the Agency in the Merged Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan, and any such sale or lease may be for an amount at less than fair market value if determined to be at the highest and best use consistent with this Plan. Real property may also be conveyed by the Agency to the City and, where beneficial to any constituent project or the Merged Project Area, to any other public body without charge or for an amount at less than fair market value.

All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in

this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

During the period of development in the Merged Project Area, the Agency shall ensure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Merged Project Area is proceeding in accordance with development documents and time schedules.

b. [Section 323] Disposition and Development Documents

The Agency shall reserve powers and controls in disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to ensure that development is expeditiously carried out pursuant to this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan and any adopted Design Guide and other conditions imposed by the Agency by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Merged Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon sex, marital status, race, color, religion, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Merged Project Area. All property sold, leased, conveyed, or subject to a participation agreement, by or through the Agency, shall be expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer of land in the Merged Project Area shall contain such non-discrimination and non-segregation clauses as are required by law, including without limitation, the requirements of

Sections 33435 and 33436 of the Community Redevelopment Law.

c. *[Section 324] Development by the Agency or Other Public Bodies or Entities*

To the extent now or hereafter permitted by law, the Agency may, with the consent of the City Council of the City of Riverside, pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement which is publicly owned either within or outside the Merged Project Area, if the City Council determines: (1) that such buildings, facilities, structures, or other improvements are of benefit to the Merged Project or the immediate neighborhood in which the Merged Project is located, regardless of whether such improvement is within the Merged Project Area, (2) that no other reasonable means of financing such buildings, facilities, structures, or other improvements are available to the community; and (3) that the payment of funds for the acquisition of land or the cost of buildings, facilities, structures, or other improvements will assist in the elimination of one or more blighting conditions inside the Merged Project Area or provide housing for low or moderate income persons and is consistent with the implementation plan adopted pursuant to Section 33352 or 33490 of the Health and Safety Code. Such determinations by the Agency and the City Council shall be final and conclusive.

Specifically, the Agency may pay all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure or other improvement set forth in Section 318 of this Plan, including, without limitation, those set forth in Exhibits "C-1" and "C-2," Proposed Public Improvements and Facilities Projects for Merged Project Area.

When the value of such land or the cost of the installation and construction of such building, facility, structure, or other improvement, or both, has been, or will be paid or provided for initially by the City or other public corporation, the Agency may enter into a contract with the City or other public corporation under which it agrees to advance funds to, or reimburse the City or other public corporation for all or part of the value of such land or all or part of the cost of such building, facility, structure, or other improvement, or both, by periodic payments over a period of years.

The obligation of the Agency under such contract shall constitute an indebtedness of the Agency for the purpose of carrying out the redevelopment of the Merged Project Area, which indebtedness may be made payable out of taxes levied in the Merged Project

Area and allocated to the Agency under subdivision (b) of Section 33670 of the California Redevelopment Law and Section 502 of this Plan, or out of any other available funds.

In a case where such land has been or will be acquired by, or the cost of the installation and construction of such building, facility, structure or other improvement has been paid by, a parking authority, joint powers entity, or other public corporation to provide a building, facility, structure, or other improvement which has been or will be leased to the City such contract may be made with, and such reimbursement may be made payable to the City.

Before the Agency commits to use the portion of taxes to be allocated and paid to the Agency pursuant to subdivision (b) of Section 33670 for the purpose of paying all or part of the value of the land for, and the cost of the installation and construction of, any publicly owned building, other than parking facilities, the City Council shall hold a public hearing in accord with the provisions of Section 33679 of the Community Redevelopment Law.

d. [Section 325] Development Plans

All development plans (whether public or private) shall be processed in the manner provided by applicable City codes as they are or as they may be amended from time to time. All development in the Merged Project Area must conform to City and Agency design review procedures, including any Design Guide adopted by the Agency pursuant to Section 420 hereof.

2. [SECTION 326] PERSONAL PROPERTY DISPOSITION

For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

H. [SECTION 327] COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to aid and cooperate with or without consideration in the planning, undertaking, construction, or operation of this Merged Project. The Agency may seek the aid and cooperation of such public bodies and attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Merged Project Area. Any public body which owns or leases property in the Merged Project Area will be afforded all the privileges of owner participation if such public body is willing to enter into a participation agreement with the

Agency. All plans for development of property in the Merged Project Area by a public body shall be subject to Agency approval.

The Agency may impose on all public bodies the planning and design controls contained in and authorized by this Plan to ensure that present uses and any future development by public bodies will conform to the requirements of this Plan. The Agency is authorized to financially (and otherwise) assist any public entity in the cost of public land, buildings, facilities, structures, or other improvements (within or outside the Merged Project Area) which land, buildings, facilities, structures, or other improvements are of benefit to the Merged Project .

I. [SECTION 328] REHABILITATION, CONSERVATION AND MOVING OF STRUCTURES

1. [SECTION 329] REHABILITATION AND CONSERVATION

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Merged Project Area owned by the Agency. The Agency is also authorized to advise, encourage, and assist (through a loan program or otherwise) in the rehabilitation and conservation of property in the Merged Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move and conserve buildings of historic or architectural significance.

It shall be the purpose of this Plan to allow for the retention of as many existing businesses as practicable and to add to the economic life of these businesses by a program of voluntary participation in their conservation and rehabilitation. The Agency is authorized to conduct a program of assistance and enforcement to encourage owners of property within the Merged Project Area to upgrade and maintain their property consistent with this Plan and such standards as may be developed for the Merged Project Area.

The extent of retention, conservation and rehabilitation in the Merged Project Area shall be subject to the following limitations:

- a. The rehabilitation of the structure must be compatible with land uses as provided for in this Plan;
- b. Rehabilitation and conservation activities on a structure must be carried out in an expeditious manner and in conformance with the requirements of this Plan and such property rehabilitation standards as may be adopted by the Agency and the City;
- c. The expansion of public improvements, facilities and utilities; and
- d. The assembly and development of areas in accordance with this Plan.

The Agency may adopt property rehabilitation standards for the rehabilitation of properties in a constituent project area or the Merged Project Area.

Within the Merged Project Area and as part of an agreement that provides for the development and rehabilitation of property that will be used for industrial or manufacturing purposes, the Agency may assist with the financing of facilities or capital equipment, including, but not necessarily limited to, pollution control devices. The Agency may also establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating commercial buildings or structures within the Merged Project Area.

The Agency shall not assist in the rehabilitation or conservation of properties which, in its opinion, are not economically and/or structurally feasible, or which do not further the purpose of this Plan.

2. [SECTION 330] MOVING OF STRUCTURES

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved, any standard structure or building or any structure or building which can be rehabilitated to a location within or outside the Merged Project Area.

J. [SECTION 331] LOW OR MODERATE INCOME HOUSING

1. [SECTION 332] AUTHORITY GENERALLY

The Agency may, inside or outside the Merged Project Area, acquire land, improve sites, or construct or rehabilitate structures in order to provide housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing. The Agency may also sell, lease, grant, or donate real property owned or acquired by the Agency to the Housing Authority of the County of Riverside and may otherwise cooperate with the Housing Authority in carrying out the provisions of Section 335 herein below.

2. [SECTION 333] REPLACEMENT HOUSING

In accordance with Sections 33334.5 and 33413 of the Community Redevelopment Law, whenever dwelling units housing persons and families of low or moderate income are destroyed or removed from the low and moderate income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, or construct, or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low or moderate income, an equal number of replacement dwelling units which have an equal or

greater number of bedrooms as those destroyed or removed units at affordable housing costs, as defined by Sections 50052.5 and 50053 of the Health and Safety Code, within the territorial jurisdiction of the Agency, in accordance with all of the provisions of Sections 33413 and 33413.5 of the Community Redevelopment Law. Seventy-five percent (75%) of the replacement dwelling units shall replace dwelling units available at affordable housing cost in the same income level of very low income households, lower income households, and persons and families of low and moderate income, as the persons displaced from those destroyed or removed units.

3. [SECTION 334] REPLACEMENT HOUSING PLAN

Not less than thirty days prior to the execution of an agreement for acquisition of real property, or the execution of an agreement for the disposition and development of property, or the execution of an owner participation agreement, which agreement would lead to the destruction or removal of dwelling units from the low and moderate income housing market, the Agency shall adopt by resolution a replacement housing plan.

The replacement housing plan shall include: (1) the general location of housing to be rehabilitated, developed, or constructed pursuant to Section 33413 of the Community Redevelopment Law; (2) an adequate means of financing such rehabilitation, development, or construction; (3) a finding that the replacement housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution, or that such approval has been obtained; (4) the number of dwelling units housing persons and families of low or moderate income planned for construction or rehabilitation; and (5) the timetable for meeting the plan's relocation, rehabilitation, and replacement housing objectives. A dwelling unit whose replacement is required by Section 33413 but for which no replacement housing plan has been prepared, shall not be destroyed or removed from the low and moderate income housing market until the Agency has by resolution adopted a replacement housing plan.

Nothing in this section shall prevent the Agency from destroying or removing from the low and moderate income housing market a dwelling unit which the Agency owns and which is an immediate danger to health and safety. The Agency shall, as soon as practicable, adopt by resolution a replacement housing plan with respect to such dwelling unit.

4. [SECTION 335] INCREASE, IMPROVE AND PRESERVE THE SUPPLY

Subject to the provisions of subdivisions (a) and (b) of Section 33486 of the Health and Safety Code, not less than 20 percent of all taxes which are allocated to the Agency, pursuant to Section 33670 of the Health and Safety Code, shall be deposited by the Agency into the Low and Moderate Income Housing Fund established for the Merged Project

pursuant to Section 33487 of the Health and Safety Code, which fund shall include any moneys previously deposited into or deficits previously incurred by the Low and Moderate Income Housing Funds for the Constituent Projects. The Agency shall use the moneys in such fund to assist in the construction or rehabilitation of housing units which will be available to, or occupied by, persons and families of low or moderate income, and very low income households, as defined in Health and Safety Code Sections 50093 and 50105, respectively, for the period specified in Section 33487(a) of the Health and Safety Code, as amplified by Health and Safety Code Section 33334.14(b). Such funds may additionally be used in the manner specified in Health and Safety Code Section 33334.14(b). For the purposes of this subsection, "construction and rehabilitation" shall include acquisition of land; improvements to land; the acquisition, rehabilitation or construction of structures; or the provision of subsidies necessary to provide housing for persons and families of low or moderate income, and very low income households.

The Agency may use the set aside funds inside or outside the Merged Project Area. However, the Agency may only use these funds outside the Merged Project Area upon a resolution of the Agency and the City Council that such use will be of benefit to the Merged Project. Such determination by the Agency and the City Council shall be final and conclusive as to the issue of benefit to the Merged Project Area.

The expenditures or obligations incurred by the Agency pursuant to this subsection shall constitute an indebtedness of the Merged Project.

If moneys deposited in the Merged Project Low and Moderate Income Housing Fund pursuant to this subsection have not been committed for the purposes specified above for a period of six years following deposit in that fund, the Agency shall offer such moneys to the housing authority which operates within the jurisdiction of the Agency for the purpose of constructing or rehabilitating housing as provided above. However, if no housing authority operates within the jurisdiction of the Agency, the Agency may retain such moneys for use pursuant to this subsection.

If the Agency deposits less than 20 percent of taxes allocated pursuant to Section 33670 of the Health and Safety Code, due to the provisions of subdivisions (a) and (b) of Section 33486 of the Health and Safety Code, in any fiscal year, a deficit shall be created in the Merged Project Low and Moderate Income Housing Fund in an amount equal to the difference between 20 percent of the taxes allocated pursuant to Section 33670 of the Health and Safety Code and the amount deposited in such year. The deficit, if any, created pursuant to this section constitutes an indebtedness of the Merged Project. The Agency shall eliminate the deficit by expending taxes allocated in years subsequent to creation of the deficit and until such time as such deficit has been eliminated, the Agency shall not incur new obligations for purposes other than those set forth in Section 33487 of the Health and Safety Code except to comply with the

terms of any resolution or other agreement pledging taxes allocated pursuant to Section 33670 of the Health and Safety Code which existed on the effective date of the ordinances approving and adopting this Amended and Restated Redevelopment Plan and which merged the Constituent Projects.

**5. [SECTION 336] NEW OR REHABILITATED DWELLING UNITS
DEVELOPED WITHIN MERGED PROJECT AREA**

At least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed by the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than fifty percent (50%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing cost to, and occupied by, very low income households.

The following provisions of this Section 336 apply to only those constituent projects and areas added by amendment adopted after January 1, 1976, and to any other portion of the Merged Project Area that the Agency elects, by resolution, to make subject to those provisions. At least fifteen percent (15%) of all new and substantially rehabilitated dwelling units developed within each constituent project in the Merged Project Area by public or private entities or persons other than the Agency, if any, shall be available at affordable housing cost to persons and families of low or moderate income. Not less than forty percent (40%) of the dwelling units required to be available at affordable housing cost to persons and families of low or moderate income shall be available at affordable housing costs to very low income households.

The Agency may satisfy the provisions of the above paragraphs, in whole or in part, by any of the methods described in Community Redevelopment Law [Section 33413(b)] or any other method permitted by law.

The percentage requirements set forth in this Section 336 shall apply independently of the requirements of Section 333 and in the aggregate to housing made available pursuant to this Section 336 and not to each individual case of rehabilitation, development or construction of dwelling units, unless the Agency determines otherwise.

By regulation or policy guideline adopted by the Agency from time to time, the Agency shall ensure compliance with the provisions of Health and Safety Code Section 33413 requiring that specified percentages of all new or rehabilitated dwelling units developed in each constituent project within the Merged Project Area be available at affordable housing cost to low and moderate income households (including very low income households). Such adopted Agency regulations and/or policy guidelines shall be applicable and enforceable under this Plan with respect to parcels developed with new or rehabilitated structures in the Merged

Project Area regardless of whether such parcels are developed with Agency assistance or participation.

If all or any portion of a constituent project within the Merged Project Area is developed with low or moderate income housing units, the Agency shall require by contract or other appropriate means that such housing be made available for rent or purchase to the persons and families of low and moderate income displaced by the constituent project. Such persons and families shall be given priority in renting or buying such housing; provided, however, failure to give such priority shall not affect the validity of title to real property.

**6. [SECTION 337] DURATION OF DWELLING UNIT AVAILABILITY
AND AGENCY MONITORING**

The Agency shall require that the aggregate number of replacement dwelling units and other dwelling units rehabilitated, developed, constructed, or price-restricted pursuant to Sections 333 and 336 shall remain available at affordable housing cost to persons and families of low income, moderate income and very low income households, respectively, for the longest feasible time, as determined by the Agency, but for not less than the periods set forth in Section 800 for the duration of this Plan's land use controls applicable to the Constituent Projects, except to the extent a longer or shorter period of time is permitted or required by other provisions of the law.

Pursuant to Section 33418 of the Community Redevelopment Law, the Agency shall monitor, on an ongoing basis, any housing affordable to persons and families of low or moderate income developed or otherwise made available pursuant to the Community Redevelopment Law. As part of this monitoring, the Agency shall require owners or managers of the housing to submit an annual report to the Agency. The annual reports shall include for each rental unit the rental rate and the income and family size of the occupants, and for each owner-occupied unit whether there was a change in ownership from the prior year and, if so, the income and family size of the new owners. The income information required by this section shall be supplied by the tenant in a certified statement on a form provided by the Agency.

K. [SECTION 338] IMPLEMENTATION PLANS

In accord with the provisions of Section 33490 of the Community Redevelopment Law, on December 13, 1994, the Agency adopted an implementation plan for each of the Constituent Projects. Commencing with the fifth year after the first implementation plan was adopted, and each five years thereafter, the Agency shall adopt, after a public hearing, succeeding implementation plans that shall contain the specific goals and objectives of the Agency for the Constituent Projects and the overall Merged Project, the specific programs, including potential projects, and estimated expenditures proposed to be made during the

next five years, and an explanation of how the goals and objectives, programs, and expenditures will eliminate blight within the Merged Project Area and implement the requirements of Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law. The implementation plans adopted by the Agency on December 13, 1994, constitute the first implementation plans for the Constituent Projects and the Merged Project. The parts of future implementation plans that address Sections 33334.2, 33334.4, 33334.6 and 33413 of the Community Redevelopment Law shall be adopted every five years either in conjunction with the General Plan Housing Element cycle or the implementation plan cycle. The Agency may amend any implementation plan after conducting a public hearing on the proposed amendment.

At least once within the five-year term of each implementation plan adopted by the Agency, no earlier than two years and no later than three years after adoption of each plan, the Agency shall conduct a public hearing and hear testimony of all interested parties for the purpose of reviewing this Redevelopment Plan and the implementation plan and evaluating the progress of the Merged Project.



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IV. [SECTION 400] LAND USES AND DEVELOPMENT REQUIREMENTS

A. [SECTION 401] REDEVELOPMENT PLAN MAP AND MAJOR MERGED PROJECT AREA LAND USES

The Redevelopment Plan Map attached hereto illustrates the location of each constituent project area and Merged Project Area boundaries, identifies the major streets within each constituent project area and the Merged Project Area, and designates the major land uses authorized within each constituent project within the Merged Project Area by the City's current General Plan. The City will from time to time update and revise the General Plan. It is the intention of this Redevelopment Plan that the major and other land uses to be permitted within each constituent project within the Merged Project Area shall be as provided within the City's General Plan, as it currently exists or as it may from time to time be amended, and as implemented and applied by City ordinances, resolutions and other laws. The major land uses authorized within each constituent project within the Merged Project Area by the General Plan are described below. Other uses may be authorized from time to time by General Plan amendments.

B. [SECTION 402] MAJOR LAND USES

Major land uses permitted within each constituent project within the Merged Project Area shall include:

Downtown	Airport Industrial
High Density Residential	High Density Residential
Medium Density Residential	Retail Business and Offices
Low Density Residential	Industrial Park
High Density Residential/Offices	High Density Industry
Retail Business and Offices	Air Industrial
Offices Only Service Commercial High Density Industry	

The areas shown on the Redevelopment Plan Map for the foregoing uses may be used for any of the various kinds of uses specified for or permitted within such areas by the General Plan and City ordinances, resolutions and other laws.

C. [SECTION 403] OTHER LAND USES

1. [SECTION 404] PUBLIC RIGHTS OF WAY

Major public streets within the Merged Project Area are as shown on maps "A-1" and "A-2" attached to this Plan. Major public streets include:

Downtown	Airport Industrial
Magnolia Avenue	Arlington Avenue
Market Street	Central Avenue
Main Street	Jurupa Avenue
Orange Street	Van Buren Boulevard
Lemon Street	Doolittle Avenue
Brockton Avenue	Acorn Street
Fourteenth Street	Wilderness Avenue
University Avenue Mission Inn Avenue Third Street	

Additional public streets, alleys and easements may be created in the Merged Project Area as needed for proper use and/or development. Existing streets and alleys may be abandoned, closed or modified as necessary for proper use and/or development. It is anticipated that Merged Project development may entail vacation and/or realignment of certain streets, alleys, and other rights-of-way. Any changes in the existing street layout shall be in accord with the General Plan, the objectives of this Plan, and the City's design standards, shall be effectuated in the manner prescribed by state and local law, and shall be guided by the following criteria:

1. A balancing of the needs of proposed and potential new developments for adequate pedestrian and vehicular access, vehicular parking, and delivery loading docks with similar needs of existing developments proposed or potentially proposed to remain. Such balancing shall take into consideration the rights of existing owners under the participation and preferences rules

adopted by the Agency for the appropriate constituent project or the Merged Project, and any participation agreements executed there under;

2. The requirements imposed by such factors as topography, traffic safety and aesthetics;
3. The potential need to serve not only the Merged Project Area and new or existing developments, but to also serve areas outside the Merged Project Area by providing convenient, efficient vehicular access and movement; and
4. The potential need or desire to accommodate the facilities and/or equipment of mass transportation modes.

The public rights-of-way may be used for vehicular and/or pedestrian traffic, as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained, amended or created.

2. [SECTION 405] OTHER PUBLIC, SEMI-PUBLIC, INSTITUTIONAL & NON-PROFIT USES

In any area the Agency is authorized to permit the maintenance, establishment or enlargement of public, semi-public, institutional, or non-profit uses, including park and recreational facilities, libraries, educational, fraternal, employee, philanthropic, religious and charitable institutions, utilities, railroad rights-of-way, and facilities of other similar associations or organizations. All such uses shall conform so far as possible to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable restrictions as are necessary to protect the development and uses in the Merged Project Area.

D. [SECTION 406] CONFORMING PROPERTIES

The Agency may, at its sole and absolute discretion, determine that certain real properties within any constituent project area meet the requirements of this Plan, and the owners of such properties may be permitted to remain as owners of conforming properties without a participation agreement with the Agency, provided such owners continue to operate, use, and maintain the real properties within the requirements of this Plan. A certificate of conformance to this effect may be issued by the Agency and recorded. An owner of a conforming property may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional property within the constituent project area.

E. [SECTION 407] INTERIM USES

Pending the ultimate development of land by developers and participants, the Agency is authorized to use or permit the use of any land in the Merged Project Area for interim uses not in conformity with the uses permitted in this Plan. Such interim use shall conform to all applicable City codes.

F. [SECTION 408] NONCONFORMING USES

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with existing and proposed developments and uses in the constituent project area in which it is located, and abatement of such uses is not required by applicable City codes. The owner of such a property may be required to enter into a participation agreement to record a covenant of restrictions against the property, and agree to the imposition of such reasonable restrictions as may be necessary to protect the development and uses in the constituent project area.

The Agency may authorize additions, alterations, repairs or other improvements in a constituent project area for uses which do not conform to the provisions of this Plan where such improvements are within a portion of the constituent project area where, in the determination of the Agency, such improvements would be compatible with surrounding and constituent project area uses and development and are permitted under applicable City codes.

G. [SECTION 409] GENERAL CONTROLS AND LIMITATIONS

All real property in the Merged Project Area is hereby made subject to the controls and requirements of this Plan. No real property shall be developed, rehabilitated, or otherwise changed after the effective date of the ordinance adopting this Plan, except in conformance with the provisions of this Plan.

1. [SECTION 410] CONSTRUCTION

All construction in the Merged Project Area shall comply with all applicable federal, state and local laws which are in effect at the time the construction is undertaken, and as may be amended from time to time.

In addition to applicable codes, ordinances, or other requirements governing development in the Merged Project Area, additional specific performance and development standards may be adopted by the Agency to control and direct redevelopment activities within a constituent project area or the Merged Project Area, including property rehabilitation standards adopted pursuant to Section 329 hereof, and one or more Design Guides adopted pursuant to Section 420 hereof.

2. [SECTION 411] LIMITATION ON THE NUMBER OF BUILDINGS

The approximate number of buildings in the constituent project areas shall not exceed the maximum numbers allowed under the densities permitted under the City's General Plan, as implemented and applied by uniform codes, local codes and ordinances.

3. [SECTION 412] NUMBER OF DWELLING UNITS

The number of dwelling units in the constituent project areas shall not exceed the maximum numbers allowed under the densities permitted under the City's General Plan, as implemented and applied by uniform codes, local codes and ordinances.

4. [SECTION 413] LIMITATIONS ON TYPE, SIZE AND HEIGHT OF BUILDINGS

Except as set forth in other sections of this Plan, the type, size, and height of buildings shall be as limited by the applicable federal, state and local statutes, ordinances and uniform codes,.

5. [SECTION 414] OPEN SPACES, LANDSCAPING, LIGHT, AIR AND PRIVACY

The approximate amount of open space to be provided in the Merged Project Area is the total of all area which will be in the public rights-of-way, the public grounds, spaces around buildings, and all other outdoor areas not permitted to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval to ensure that landscaping be developed to ensure optimum use of living plant material in the Merged Project Area.

In all areas, sufficient space shall be maintained between buildings to provide adequate light, air and privacy.

6. [SECTION 415] SIGNS

All signs shall conform to City requirements and Agency sign policy as may be amended from time to time and supplemented by design guidelines. Design of all proposed new signs, shall be submitted prior to installation to the Agency and/or City for review and approval pursuant to the procedures permitted by this Plan.

7. [SECTION 416] UTILITIES

The Agency shall require that all utilities be placed underground whenever physically possible and economically feasible.

8. [SECTION 417] INCOMPATIBLE USES

No use or structure which in the Agency's opinion would, by reason of appearance, traffic, smoke, glare, noise, odor, or similar factors, be incompatible with the surrounding areas or structures shall be permitted in any part of the Merged Project Area.

9. [SECTION 418] SUBDIVISION OF PARCELS

No parcels in the Merged Project Area, including any parcel retained by a participant, shall be consolidated, subdivided or re-subdivided without the approval of the appropriate City body, and, if necessary for purposes of this Plan, the Agency.

10. [SECTION 419] MINOR VARIATIONS

The Agency is authorized to permit minor variations from the limits, restrictions and controls established by this Plan. In order to permit any such variation, the Agency must determine that:

- a. The application of certain provisions of the Plan would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Plan;
- b. There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls;
- c. Permitting a variation will not be materially detrimental to the public welfare or injurious to property or improvements in the area;
- d. Permitting a variation will not be contrary to the objectives of the Plan.

No such variation shall be granted which permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the purposes of this Plan. Any such variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

H. [SECTION 420] DESIGN GUIDE

Within the limits, restrictions, and controls established in this Plan, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design and sign criteria, traffic circulation, traffic access, parking, and other development and design controls necessary for proper development and use of both private and public areas within any constituent project in the Merged Project Area. These may be established by the approval of specific

developments, by the adoption of general restrictions, and controls by resolution of the Agency, or by the adoption of one or more Design Guides pursuant to this Section.

No new improvement shall be constructed and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of Section 421 hereof. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic and architectural quality of the affected constituent project area. The Agency shall not approve any plans that do not comply with this Plan.

1. [SECTION 421] BUILDING PERMITS

No permit shall be issued for the construction of any new building or any addition, construction, moving, conversion or alteration to an existing building or structure, or preparation of any site, or the installation of any physical improvement, including grading and landscaping, in the Constituent Projects within the Merged Project Area from the date of adoption of this Plan until the application for such permit has been made by the owner or his agent and processed in the manner provided herein below. Any permit that is issued hereunder must be in conformance with the provisions of this Plan, any applicable Design Guide adopted by the Agency, any restrictions or controls established by resolution of the Agency, and any applicable participation or other agreement.

The Agency is authorized to establish permit procedures and approvals in addition to those set forth above where required for purposes of this Plan. A building permit shall be issued only after the applicant for same has been granted all approvals required by the City and the Agency at the time of application.



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V. [SECTION 500] METHOD OF FINANCING THE MERGED PROJECT

A. [SECTION 501] GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD

The Agency is authorized to finance the Merged Project with tax increment funds; interest income; Agency bonds; donations; loans from private financial institutions; the lease or sale of Agency-owned property; owner participant or developer loans; use or transient occupancy taxes; participation in development; or with financial assistance from the City, State of California, the federal government, or any other available source, public or private.

The Agency is also authorized to obtain advances, borrow funds, issue bonds, and create indebtedness in carrying out this Plan. The principal and interest on such indebtedness may be paid from tax increments or any other funds available to the Agency. The City, as it is able, may also supply additional assistance through issuance of bonds, loans and grants and in-kind assistance.

The City or any other public agency may expend money to assist the Agency in carrying out the Merged Project. As available, gas tax funds or other legally available funds from the state and county may be used for street improvements and public transit facilities. All or a portion of the parking may be installed through a parking authority or other public or private entities.

Any other loans, grants, guarantees, or financial assistance from the United States, the State of California, or any other public or private source will be utilized if available as appropriate in carrying out the Merged Project. In addition, the Agency may make loans as permitted by law to public or private entities for any of its redevelopment purposes.

Tax increment financing, as authorized by Section 502 of this Plan, is intended as a source of financing in combination with other sources of financing that may be available for specific Merged Project activities.

B. [SECTION 502] TAX INCREMENT FUNDS³

All taxes levied upon taxable property within the Constituent Projects within the Merged Project Area each year, by or for the benefit of the State of California, the County of Riverside, the City of Riverside, any district or any other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinances approving the redevelopment plans for the Constituent Projects and any amendments adding territory thereto, shall be divided as follows:

³ Section 502 as amended by Ordinance No. 7051, adopted August 25, 2009.

1. That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property within a constituent project area in the Merged Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of the applicable constituent project area's adoption ordinance, shall be allocated to and when collected shall be paid to the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of a constituent project within the Merged Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Riverside last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in that constituent project area on said effective date); and
2. Except as provided in subdivisions 3 and 4 below, that portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Merged Project. Unless and until the total assessed valuation of the taxable property within a constituent project area in the Merged Project Area exceeds the total assessed value of the taxable property in that constituent project area as shown by the last equalized assessment roll referred to in subdivision 1 hereof, all of the taxes levied and collected upon the taxable property in that constituent project area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in that constituent project area shall be paid to the respective taxing agencies as taxes on all other property are paid.
3. Any taxes allocated to the Agency from a constituent project area within the Merged Project Area shall be first used to comply with the terms of any bond resolution or other agreement pledging such taxes from that constituent project area if such indebtedness had been incurred by the Agency on account of such constituent project area prior to the constituent project's merger into the Merged Project.
4. That portion of the taxes in excess of the amount identified in subdivision 1 hereof which are attributable to a tax rate levied by a taxing agency for the purpose of producing revenues in an amount sufficient to make annual repayment of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of real property shall be allocated to and when collected shall be paid into, the fund of that taxing agency. This subdivision 4 shall only apply to taxes levied to repay bonded indebtedness approved by the voters of the taxing agency on or after January 1, 1989.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Merged Project, subject to the limitations on allocation of taxes, debt creation, and bonded indebtedness contained in the Health and Safety Code and other applicable laws.

The portion of taxes divided and allocated to the Agency from the Constituent Projects pursuant to subdivision 2 above shall not exceed a cumulative total of \$671,000,000 except by amendment of this Plan. This limit shall not apply to, include or prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law, or any amounts required to fulfill the Agency's obligations under Section 33413 of the Community Redevelopment Law.

C. [SECTION 503] AGENCY BONDS⁴

The Agency is authorized to issue bonds from time to time, if it deems it appropriate to do so, in order to finance all or any part of the Merged Project.

Neither the members of the Agency nor any persons executing the bonds are liable personally on the bonds by reason of their issuance.

The bonds and other obligations of the Agency are not a debt of the City, the State, or any of its political subdivisions and neither the City, the State, nor any of its political subdivisions is liable on them, nor in any event shall the bonds or obligations be payable out of any funds or properties other than those of the Agency; and such bonds and other obligations shall so state on their face. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

The amount of Merged Project Area bonded indebtedness to be repaid in whole or part from the allocation of taxes described in subdivision 2 of Section 502 above which can be outstanding at any one time shall not exceed \$171,000,000 in principal amount, except by amendment of this Plan. This limit, however; shall not prevent the Agency from issuing additional bonds in order to fulfill the Agency's obligations under Section 33413 of the Health and Safety Code.

D. [SECTION 504] TIME LIMITS ON ESTABLISHMENT OF INDEBTEDNESS⁵

Loans, advances, or indebtedness may be established over a period of time not to exceed that limit established in Section 800, Duration of This Plan's Effectiveness. Loans, advances, or indebtedness may be repaid over a period of time not to exceed ten years beyond that limit established in Section 506, Time Limits on Receipt of Tax Increment. These limits, however, shall not prevent the Agency from incurring debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law and Section 335 of this Plan, or establishing more debt in

⁴ Section 503 as amended by Ordinance No. 7051, adopted August 25, 2009.

⁵ Section 504 as amended by Ordinance No. 7051, adopted August 25, 2009.

order to fulfill the Agency's obligations under Section 33413 of the Community Redevelopment Law and Sections 333 or 336 of this Plan. This limit shall not prevent the Agency from refinancing, refunding or restructuring indebtedness after the time limit if the indebtedness is not increased and the time during which the indebtedness is to be repaid is not extended beyond the time limits contained in Section 506.

E. [SECTION 505] STATUTORY PAYMENTS TO AFFECTED TAXING ENTITIES

To the extent applicable, and in the amounts and manner provided therein, the Agency shall annually pay to Merged Project Area affected taxing entities the payments required by Section 33607.7 of the Community Redevelopment Law.

F. [SECTION 506] TIME LIMITS ON RECEIPT OF TAX INCREMENT⁶

The Agency may not receive and shall not repay indebtedness with the proceeds from property taxes received pursuant to Section 33670 of the Community Redevelopment Law and Section 502 of this Plan beyond the following dates for the areas indicated, except to repay debt to be paid from the Low and Moderate Income Housing Fund established pursuant to Section 33334.3 of the Community Redevelopment Law and Section 335 of this Plan, or debt established in order to fulfill the Agency's obligations under Section 33413 of the Community Redevelopment Law and Sections 333 and 336 of this Plan:

1. For the original Downtown Redevelopment Project Area, until November 16, 2024;
2. For the area added to the original Downtown Redevelopment Project Area on December 19, 1972, by Ordinance No. 3980 until December 19, 2025;
3. For the area added to the original Downtown Redevelopment Project Area on May 7, 1974, by Ordinance No. 418 until May 7, 2027;
4. For the area added to the original Downtown Redevelopment Project Area on November 18, 1975, by Ordinance No. 4246 until November 18, 2028;
5. For the area added to the original Downtown Redevelopment Project Area on November 27, 1984 by Ordinance No. 5238 until November 27, 2037;
6. For the original Airport Industrial Redevelopment Project Area, until October 22, 2029;
7. For the area added to the original Airport Industrial Redevelopment Project Area on June 10, 1980, by Ordinance No. 4800 until June 10, 2033; and

⁶ Section 506 as amended by Ordinance 6912, October 3, 2006.

8. For the area added to the original Airport Industrial Redevelopment Project Area on November 27, 1984, by Ordinance No. 5240 until November 27, 2037.



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VI. [SECTION 600] ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread in the area of conditions causing blight. Actions by the City may include, but are not limited to, the following:

1. Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Merged Project Area. Such action by the City shall include the requirement of abandonment, removal, and relocation by the public utility companies of their operations in public rights-of-way as appropriate to carry out this Plan, provided that nothing in this Plan shall be construed to require the cost of such abandonment, removal, and relocation be borne by others than those legally required to bear such costs.
2. Institution and completion of proceedings necessary for changes and improvements in private and publicly-owned public utilities within or affecting the Merged Project Area.
3. Revision of the Zoning Ordinance or adoption of specific plans as appropriate within the Merged Project Area to permit the land uses and development authorized by this Plan.
4. Imposition wherever necessary (by covenants or restrictions, conditional use permits or other means) of appropriate controls within the limits of this Plan upon parcels in the Merged Project Area to ensure their proper development and use.
5. Execution of statutory development agreements where necessary and appropriate to facilitate developments approved by the Agency.
6. Provision for administrative enforcement of this Plan by the City after development.
7. Performance of the above actions and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Merged Project Area to be commenced and carried to completion without unnecessary delays.
8. Provision of services and facilities and the various officials, offices and departments of the City for the Agency's purposes under this Plan.
9. Provision of financial assistance in accordance with Section 500 of this Plan.
10. The undertaking and completing of any other proceedings necessary to carry out the Merged Project.

The foregoing actions to be taken by the City may involve financial outlays by the City, but do not constitute a commitment to make such outlays.

VII. [SECTION 700] ENFORCEMENT

The administration and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in a constituent project within the Merged Project Area may be enforced by such owners.



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VIII. [SECTION 800] DURATION OF THIS PLAN'S EFFECTIVENESS⁷

Except for the non-discrimination and non-segregation provisions imposed by the Agency which shall run in perpetuity, and the affordable housing covenants imposed by the Agency which shall continue in effect for a period as may be determined and specified by the Agency, the provisions of this Plan shall be effective, and the provisions of other documents formulated pursuant to this Plan may be made effective for the time periods indicated below; provided however, that, subject to the limitations and exceptions thereto set forth in Sections 504 and 506 of this Plan, the Agency may issue bonds and incur obligations pursuant to this Plan which extend beyond the termination dates below, and in such event, this Plan shall continue in effect for the purpose of repaying such bonds or other obligations until the dates of retirement of such bonds or other obligations. The provisions of this Plan shall be effective:

1. For the original Downtown Redevelopment Project Area, until November 16, 2014;
2. For the area added to the original Downtown Redevelopment Project Area on December 19, 1972, by Ordinance No. 3980 until December 19, 2015;
3. For the area added to the original Downtown Redevelopment Project Area on May 7, 1974, by Ordinance No. 4108 until May 7, 2017;
4. For the area added to the original Downtown Redevelopment Project Area on November 18, 1975, by Ordinance No. 4246 until November 18, 2018;
5. For the area added to the original Downtown Redevelopment Project Area on November 27, 1984, by Ordinance No. 5238 until November 27, 2027;
6. For the original Airport Industrial Redevelopment Project Area, until October 22, 2019;
7. For the area added to the original Airport Industrial Redevelopment Project Area on June 10, 1980, by Ordinance No. 4800 until June 10, 2023;
8. For the area added to the original Airport Industrial Redevelopment Project Area on November 27, 1984 by Ordinance No. 5240 until November 27, 2027.

⁷ Section 800 as amended by Ordinance 6912, October 3, 2006.



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IX. [SECTION 900] PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Community Redevelopment Law, or by any other procedure hereafter established by law.



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X. [SECTION 1000] SEVERABILITY

If any provision, section, subsection, subdivision, sentence, clause or phrase of this Plan is for any reason held to be invalid, unenforceable, or unconstitutional, such decision shall not affect the validity and effectiveness of the remaining portion or portions of the Plan. In the event that any portion of any constituent project area within the Merged Project Area shall be determined to have been invalidly or incorrectly included in the constituent project area that is the subject of this Plan, such portion of the constituent project area shall be deemed severable from the remainder of the constituent project area which shall remain fully subject to the provisions of this Plan.



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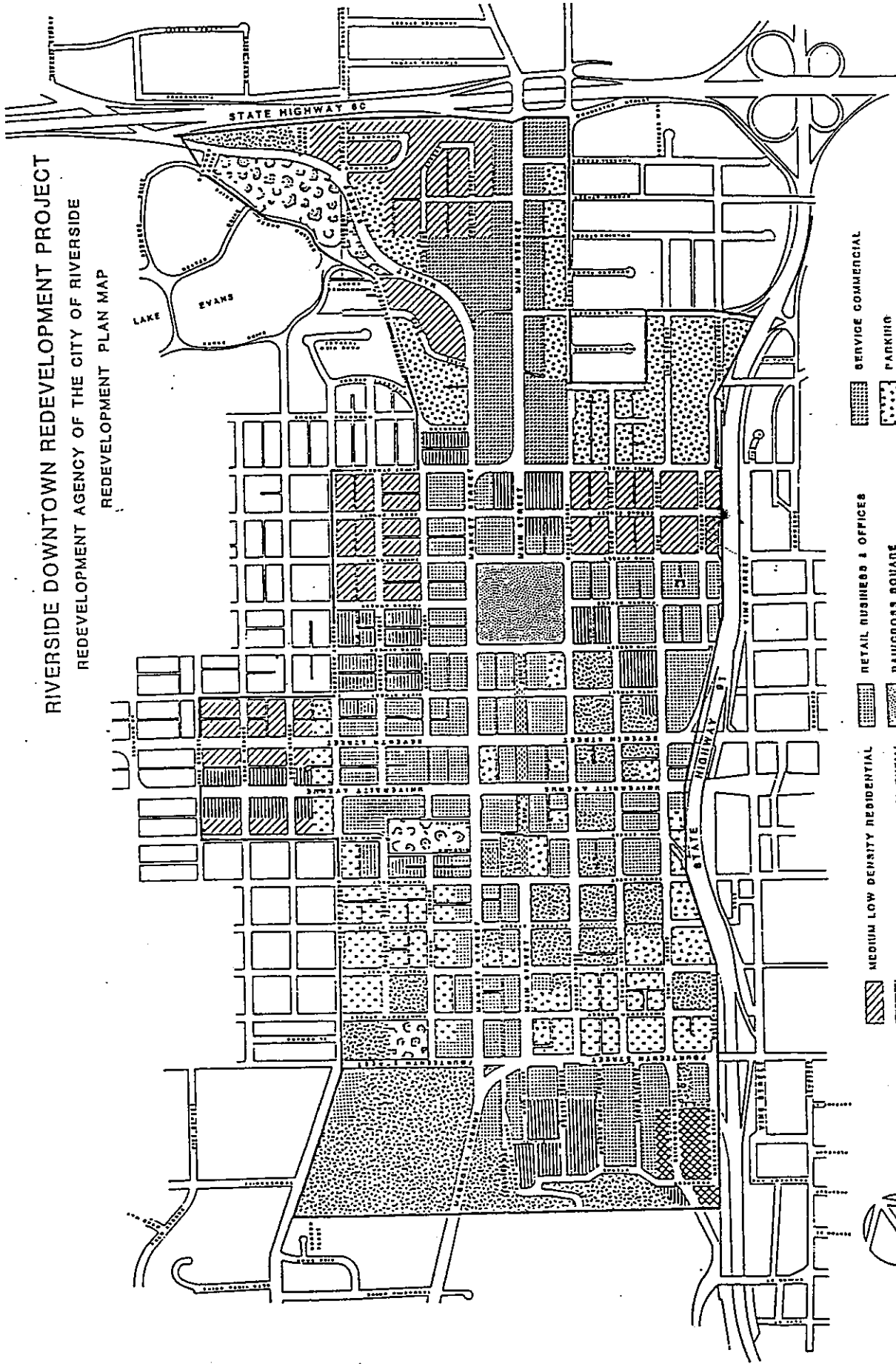
EXHIBITS "A-1" and "A-2"

REDEVELOPMENT PLAN MAP

Exhibit "A-1" Downtown Project Area Boundary and Land Uses

Exhibit "A-2" Airport Industrial Project Area Boundary and Land Uses

RIVERSIDE DOWNTOWN REDEVELOPMENT PROJECT REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE REDEVELOPMENT PLAN MAP



RIVERSIDE AIRPORT INDUSTRIAL REDEVELOPMENT PROJECT
 REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE
 REDEVELOPMENT PLAN MAP

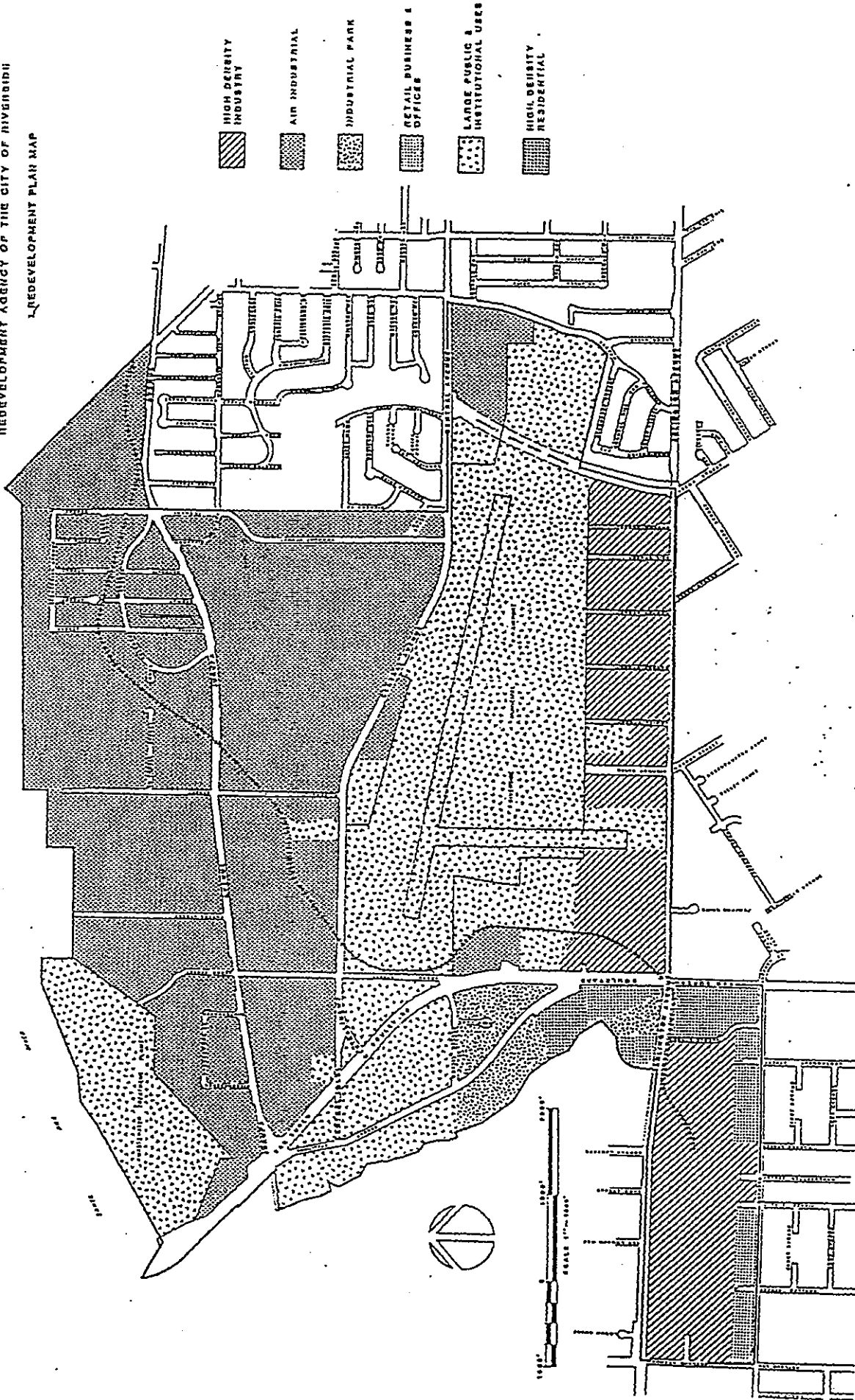


Exhibit "A-2"

EXHIBITS "B-1" and "B-2"

LEGAL DESCRIPTION OF MERGED PROJECT AREA

Exhibit "B-1"

Downtown Project Area Legal Description

Exhibit "B-2"

Airport Industrial Project Area Legal Description

Exhibit "B-1"

The Riverside Downtown Redevelopment Project
Redevelopment Agency of the City of Riverside

LEGAL DESCRIPTION OF THE PROJECT AREA

All that real property in the City of Riverside, County of Riverside, State of California which lies within the following described boundary:

BEGINNING at the intersection of the centerline of BROCKTON AVENUE with the centerline of FOURTEENTH STREET, as shown by B.S. FINCH SUBDIVISION, on file in Book 4 of Maps, at Page 87 thereof, Records of Riverside County, California;

THENCE southwesterly, along said centerline of BROCKTON AVENUE, to the southwesterly line of Lot 156 of the Lands of the S.C.C. Association, as shown by map recorded in Book 7 of Maps, at page 3 thereof, Records of San Bernardino County, California;

THENCE southeasterly, along said southwesterly line of Lot 156 and lots 155, 154, 153, 152, and 151 to the northwesterly right of way line of California State Highway No. 91, also known as Riverside Freeway;

THENCE northeasterly, along said northwesterly right of way line to the centerline of FIRST STREET;

THENCE northwesterly, along said centerline of FIRST STREET to the centerline of MULBERRY STREET;

THENCE N 29° 43' 56" E, 612.35 feet;

THENCE N 68° 57' 16" E, 103.81 feet;

THENCE S 60° 48' 36" E, 30.00 feet to an intersection of the westerly right of way line of State Highway No. 91, with the southerly right of way line of the Southern Pacific Railroad;

THENCE N 29° 41' 16" E, 99.62 feet;

THENCE S 60° 05' 45" E, 18.30 feet;

THENCE N 49° 58' 05" E, 170.95 feet;

THENCE N 58° 26' 00" E, 223.84 feet;

THENCE N 56° 54' 00" E, 175.00 feet;

THENCE N 51° 20' 38" W, 160.11 feet;

THENCE N 60° 09' 59" W, 107.00 feet;

[Continued on next page]

Exhibit "B-1"

THENCE N 29° 41' 46" E, 24.07 feet;

THENCE N 60° 09' 14" W, 30.00 feet to the centerline intersection of MULBERRY STREET and POPLAR STREET;

THENCE N 60° 09' 14" W, 660.11 feet;

THENCE S 29° 00' 40" W, 560.45 feet;

THENCE N 60° 32' 30" W, 664.11 feet;

THENCE N 29° 04' 00" E, 556.30 feet;

THENCE N 29° 45' 06" E, 1749.40 feet to the centerline intersection of ORANGE STREET with the MAIN STREET and ORANGE STREET Connection;

THENCE N 31° 32' 23" W, 34.20 feet;

THENCE N 63° 20' 10" W, 306.30 feet to the beginning of a tangent curve to the right, the radius of said curve being 194.00 feet;

THENCE northwesterly along the arc of said curve through a central angle of 17° 40' 41" for an arc distance of 59.86 feet;

THENCE S 73° 57' 05" W, 144.56 feet to a point in a non-tangent curve, concave to the southwest, the radius of said curve being 750.00 feet, the radius point of which bears S 43° 23' 28" W, from said point.

THENCE northwesterly along said curve through a central angle of 9° 00' 17", for an arc distance of 117.87 feet to the end thereof;

THENCE N 55° 36' 49" W, tangent to the last described curve, 399.25 feet to the beginning of a tangent curve to the left, the radius of said curve being 1000.00 feet;

THENCE northwesterly along said curve, through a central angle of 6° 03' 38" for an arc distance of 105.78 feet to the end thereof;

THENCE N 61° 40' 27" W, tangent to the last described curve, 440.03 feet to the beginning of a tangent curve to the left, the radius of said curve being 2000.00 feet;

THENCE northwesterly along said curve, through a central angle of 3° 48' 42", for an arc distance of 133.05 feet to the end thereof;

THENCE N 65° 29' 09" W, 216.42 feet;

THENCE N 51° 25' 00" W, 109.27 feet;

THENCE N 65° 01' 21" W, 157.62 feet;

THENCE N 64° 10' 22" W, 331.02 feet;

THENCE N 63° 47' 20" W, 124.04 feet;

[Continued on next page]

Exhibit "B-1"

THENCE N 62° 49' 32" W, 300.84 feet;

THENCE N 64° 54' 51" W, 472.65 feet;

THENCE S 2° 31' 11" E, 426.88 feet;

THENCE S 24° 17' 42" E, 388.07 feet;

THENCE S 51° 12' 06" E, 334.62 feet;

THENCE S 31° 41' 04" E, 586.79 feet;

THENCE S 16° 23' 59" E, 452.77 feet;

THENCE S 13° 32' 41" W, 1273.46 feet;

THENCE S 29° 44' 36" W, 468.56 feet to the centerline intersection of FAIRMOUNT BOULEVARD and FIRST STREET.

THENCE northwesterly, along said centerline of FIRST STREET, to the centerline of BROCKTON AVENUE;

THENCE southwesterly, along said centerline of BROCKTON AVENUE to the centerline of SIXTH STREET;

THENCE northwesterly, along said centerline of SIXTH STREET to the centerline of PINE STREET;

THENCE southwesterly, along said centerline of PINE STREET to the centerline of NINTH STREET;

THENCE southeasterly, along said centerline of NINTH STREET to the centerline of BROCKTON AVENUE;

THENCE southwesterly, along said centerline of BROCKTON AVENUE to the POINT OF BEGINNING.

Exhibit "B-2"

The Riverside Airport Industrial Redevelopment Project Redevelopment Agency of the City of Riverside

LEGAL DESCRIPTION OF THE PROJECT AREA

All that real property in the City of Riverside, County of Riverside, State of California which lies within the following described boundary:

Beginning at the intersection of the centerline of Arlington Avenue and the centerline of Van Buren Boulevard;

THENCE Easterly along said centerline of Arlington Avenue to its intersection with the centerline of Adams Street;

THENCE Easterly from said intersection along centerline of Arlington Avenue 59 ft. to an intersection with centerline of proposed River Road;

THENCE Northeasterly along said centerline of proposed River Road 1141.37 ft. to a point;

THENCE S 76°-53'-45"E 1366.48 ft. to a point on the Westerly line of Hillside Avenue;

THENCE continuing Northerly along said Westerly line of Hillside Avenue to the centerline of Central Avenue;

THENCE Westerly along said centerline of Central Avenue to the intersection with the centerline of Shannon Road;

THENCE Westerly from said intersection along the centerline of Central Avenue 178.20 ft. to a point;

THENCE N 0°-01'-00"W 2650.80 ft. to a point on the centerline of Mountain View Avenue;

THENCE Northeasterly from said centerline of Mountain View Avenue to the intersection of the Northerly line of Mountain View Avenue and the Easterly line of Fremont Street;

THENCE continuing Northerly along said Easterly line of Fremont Street to the Northerly line of Jurupa Avenue;

THENCE continuing Easterly along said Northerly line of Jurupa Avenue to the Northeasterly right-of-way line of the Union Pacific Railroad;

THENCE Northwesterly along said Northeasterly Railroad right-of-way line bearing N 44°-52'W 2949.33 ft.;

THENCE crossing said Railroad right-of-way on a bearing of S 17°-48'W 112.48 ft.;

[Continued on next page]

Exhibit "B-2"

THENCE continuing S 17°-48'W 145.0 ft.;

THENCE S 00°-04'W 301.10 ft.;

THENCE N 89°-57'-15"W 3286.12 ft.;

THENCE S 00°-32'45"W 329.8 ft.;

THENCE N 89°-35'W 665± ft.;

THENCE S 00°-30'W 330 ft.;

THENCE N 89°-33'-30"W 1320 ft.;

THENCE N 00°-22'E 330 ft.;

THENCE N 89°-42'-30"W 330 ft.;

THENCE S 69°-43'-08"W 1132.22 ft.;

THENCE N 87°-57'-30"W 355 ft.;

THENCE S 44°-04'W 341.8 ft.;

THENCE S 56°-28'W 1085 ft.;

THENCE S 54°-38'-30"W 450 ft.;

THENCE N 66°-11'-30"W 543.4 ft. to the Westerly line of Van Buren Boulevard;

THENCE Southeasterly along said Westerly line of Van Buren Boulevard to its intersection with the Southerly line of Jurupa Avenue;

THENCE Southerly 358.80 ft. S 29°-48'E to a point;

THENCE Southerly 267.72 ft. S 11°-57'E to a point;

THENCE Southerly 101.52 ft. S 46°-42'-30"E to a point;

THENCE Northerly 116.70 ft. N 67°-05'E to a point;

THENCE Southerly 138 ft. S 00°-19'E to a point;

THENCE Southerly 259.94 ft. S 27°-47'E to a point;

THENCE Southerly 170.37 ft. S 58°-36'E to a point;

THENCE Southerly 487.76 ft. S 11°-16'E to a point;

THENCE Southerly 185.62 ft. S 23°-15'E to a point;

THENCE Southerly 111.87 ft. S 51°-47'E to a point;

THENCE Southerly 149.11 ft. S 15°-30'E to a point;

[Continued on next page]

Exhibit "B-2"

THENCE Southerly 135 ft. S 00°-47'E to a point;
THENCE Southerly 94.53 ft. S 18°-52'-30"E to a point;
THENCE Northerly 67.5 ft. N 63°-22'-30"E to a point;
THENCE Southerly 341.8 ft. S 22°-22'W to a point;
THENCE Southerly 450.7 ft. S 36°-29'E to a point;
THENCE Southerly 350.7 ft. S 59°-37'E to a point;
THENCE Southerly 300 ft. S 38°-50'E to a point;
THENCE Southerly 248 ft. S 24°-36'E to a point;
THENCE Southerly 231.5 ft. S 56°-50'E to a point;

THENCE S 32° 27' 56" E
311.82 feet;

THENCE S 57° 31' 53" W
64.86 feet;

THENCE N 32° 27' 56" W
12.32 feet;

THENCE S 46° 42' 50" W
108.69 feet;

THENCE S 48° 02' 05" W
91.95 feet;

THENCE S 86° 54' 45" W
127.70 feet;

THENCE S 74° 25' 06" W
77.02 feet;

THENCE S 62° 25' 43" W
58.50 feet;

THENCE S 48° 54' 31" W
57.71 feet;

THENCE S 30° 62' 52" W
59.40 feet;

THENCE S 16° 40' 54" W
73.34 feet;

THENCE S 06° 50' 00" W
238 feet;

[Continued on next page]

Exhibit "B-2"

THENCE N 83° 10' 00" W
949.29 feet;

THENCE N 89° 30' 00" W
2479.58 feet;

THENCE S 0° 30' 30"W
1304.80 feet;

THENCE S 89° 29' 30" E
4551.20 feet;

THENCE N 0° 18' 00" E
1086.03 feet to a point;

THENCE to the POINT OF BEGINNING.

EXHIBITS "C-1" AND "C-2"

**The Riverside Downtown Redevelopment Project
Redevelopment Agency of the City of Riverside**

PROPOSED PUBLIC IMPROVEMENTS PROJECTS FOR MERGED PROJECT AREA

**Exhibit "C-1" Proposed Public Improvements and Facilities Projects for Downtown
Redevelopment Project**

**Exhibit "C-2" Proposed Public Improvements and Facilities Projects for Airport Industrial
Redevelopment Project**

EXHIBITS "C-1" AND "C-2"

**The Riverside Downtown Redevelopment Project
Redevelopment Agency of the City of Riverside**

PROPOSED PUBLIC IMPROVEMENTS PROJECTS FOR MERGED PROJECT AREA

Exhibit "C-1" **Proposed Public Improvements and Facilities Projects for Downtown
Redevelopment Project**

Exhibit "C-2" **Proposed Public Improvements and Facilities Projects for Airport Industrial
Redevelopment Project**

EXHIBIT "C-1"

The Riverside Downtown Redevelopment Project Redevelopment Agency of the City of Riverside

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS FOR DOWNTOWN REDEVELOPMENT PROJECT

I. PUBLIC BUILDINGS

- A. Communications Center
- B. Central Library Addition
- C. Rehabilitation and Expansion of Police Department Offices
- D. Relocate Fire Station
- E. City Hall Expansion
- F. Rehabilitation and Expansion of Convention Center
- G. Create Downtown Farmers Market

II. STREET AND TRAFFIC IMPROVEMENTS

- A. Street construction, widening, reconstruction, utility installation and/or rerouting (including electrical service underground), curbs gutters and sidewalks, street lights, associated storm drain improvements and other improvements as necessary to upgrade, modernize and improve the following streets:

1. Main Street	7,100 linear feet
2. Almond Street	1,800 linear feet
3. Brockton Avenue	5,200 linear feet
4. Saunders Street	400 linear feet
5. Prospect Avenue	4,400 linear feet
6. Second Street	3,200 linear feet
7. Third Street	3,400 linear feet
8. Fourth Street	2,550 linear feet
9. Sixth Street	2,800 linear feet
10. Locust Street	1,200 linear feet
11. Ninth Street	1,200 linear feet
12. Cedar Street	1,200 linear feet
13. Seventh Street	4,300 linear feet
14. University Avenue	4,200 linear feet
15. Fifth Street	3,200 linear feet
16. Olivewood Avenue	1,200 linear feet
17. Lemon Street	6,000 linear feet
18. Orange Street	9,400 linear feet
19. Magnolia Avenue	1,700 linear feet
20. Chestnut Street	4,400 linear feet
21. Fairmount Boulevard	3,000 linear feet
22. Market Street	4,400 linear feet
23. Northbend Street	700 linear feet
24. Spruce Street	1,300 linear feet

- B. Traffic signals

14th Street at the Riverside Freeway (S.R. 91)

Continued on next page

EXHIBIT "C-1" (cont.)

C. Streetscape improvements

1. Market Street
2. Main Street

III. WATER AND SEWER IMPROVEMENTS

- A. Replace and upgrade water lines throughout project to provide required domestic and fire flow demands.
- B. Replace and upgrade sewer lines throughout project.

IV. PARK AND RECREATION IMPROVEMENTS

Rehabilitation and refurbishment of White Park and Fairmount Park

V. MISCELLANEOUS PUBLIC IMPROVEMENTS

Rehabilitate existing public parking facilities and construct new parking structures.

Note: This list of projects is set forth for planning purposes and shall not be deemed as a limitation on the Agency's authority to implement the Amended and Restated Redevelopment Plan.

EXHIBIT "C-2"

The Riverside Airport Industrial Redevelopment Project Redevelopment Agency of the City of Riverside

PROPOSED PUBLIC IMPROVEMENTS AND FACILITIES PROJECTS FOR AIRPORT INDUSTRIAL REDEVELOPMENT PROJECT

I. STREET AND TRAFFIC IMPROVEMENTS

- A. Street construction, widening, reconstruction, utility installation and/or rerouting (including electrical service undergrounding), curbs, gutters and sidewalks, street-lights, associated storm drain improvements and other improvements as necessary to upgrade, modernize and improve the following streets:

1. Cypress Avenue	4,500 linear feet
2. Morris Street	1,050 linear feet
3. View Park Court	350 linear feet
4. Van Buren Boulevard	7,350 linear feet
5. Jurupa Avenue	9,000 linear feet
6. Payton Street	1,800 linear feet
7. Wilderness Avenue	2,900 linear feet
8. Griffith Street	500 linear feet
9. Columbus Avenue	2,900 linear feet
10. Ordway Street	1,650 linear feet
11. Denny Place	300 linear feet
12. Republic Street	1,500 linear feet
13. Jasmine Street	1,800 linear feet
14. Industrial Avenue	1,500 linear feet
15. Fremont Street	4,900 linear feet
16. Central Avenue	10,200 linear feet
17. Neil Street	900 linear feet
18. Acorn Street	1,200 linear feet
19. Arlington Avenue	5,850 linear feet
20. Weaver Street	900 linear feet
21. Murray Street	900 linear feet
22. Lomita Street	900 linear feet
23. Airport Drive	1,000 linear feet
24. Mountain View Avenue	700 linear feet
25. Adams Street	

- B. Traffic signals

1. Central Avenue
2. Airport Drive
3. Arlington Avenue
4. Jurupa Avenue
5. Jasmine Street

- C. Railroad grade crossing
Van Buren Boulevard at Arlington Avenue

Continued on next page

EXHIBIT "C-2" (Cont.)

II. WATER AND SEWER IMPROVEMENTS

Replace and upgrade water lines throughout project to provide required fire flow demands.

III. MISCELLANEOUS PUBLIC IMPROVEMENTS

Various improvements to the Municipal Airport including: fire station; runway/taxiway expansion; terminal expansion; maintenance building; hanger; parking; ramp replacement; and other improvements as necessary to upgrade and modernize the Airport.

Note: This list of projects is set forth for planning purposes and shall not be deemed as a limitation on the Agency's authority to implement the Amended and Restated Redevelopment Plan.

August 25, 2009

***AMENDED AND RESTATED
REDEVELOPMENT PLAN FOR THE
HUNTER PARK/NORTHSIDE
REDEVELOPMENT PROJECT***

CITY OF RIVERSIDE REDEVELOPMENT AGENCY

ADOPTED: JUNE 24, 2003 BY ORDINANCE 6686

AMENDED: AUGUST 25, 2009 BY ORDINANCE 7051



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Hunter Park/Northside Redevelopment Project Merged with the Merged Downtown and Airport Industrial Redevelopment Projects

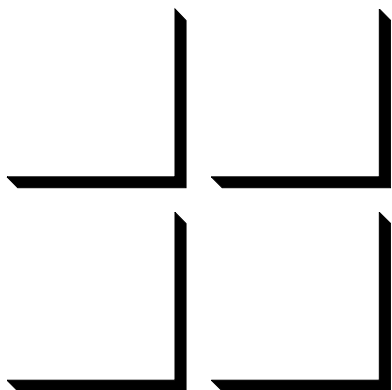
On August 25, 2009, the City Council of the City of Riverside adopted Ordinance No. 7051 merging the Hunter Park/Northside Redevelopment Project with the Merged Downtown and Airport Industrial Redevelopment Projects pursuant to Health and Safety Code Section 33485, *et seq.* In all other respects, the Redevelopment Plan for the Hunter Park/Northside Redevelopment Project remains separate from and is not combined with the Redevelopment Plan for the Merged Downtown and Airport Industrial Redevelopment Projects.

Redevelopment Plan for the Hunter Park/Northside Redevelopment Project

TABLE OF CONTENTS

I.	Introduction	1
A.	Background and Authority	1
B.	Purpose and Basis of this Plan	1
C.	Definitions	2
D.	Project Area Boundaries	3
II.	Development in the Project Area	5
A.	Project Objectives	5
B.	Conformance to the General Plan	7
C.	Specific Development Objectives	7
D.	Land Uses for the Project Area	8
E.	Public Uses for the Project Area	8
F.	General Development Requirements	9
G.	Development Procedures	11
III.	Redevelopment Implementation	13
A.	General	13
B.	Participation by Owners and Tenants	14
C.	Property Acquisition and Management	16
D.	Relocation of Persons, Families and Businesses	18
E.	Demolition, Clearance, Site Preparation, Project Improvements and Public Improvements	19
F.	Rehabilitation and Conservation of Structures	22
G.	Real Property Disposition and Development	23
IV.	Low- and Moderate-Income Housing	29
A.	20% Tax Increment Funds Requirement	29
B.	Low- and Moderate-Income Housing and Replacement	29
C.	Provision of Low- and Moderate-Income Housing	30
D.	New or Rehabilitated Dwelling Units Developed within the Project Area	31
E.	Last Resort Housing	32
V.	Project Financing	33
A.	General Description of the Proposed Financing Method	33

B.	Tax Increments.....	33
C.	Other Tax Increment Provisions	35
D.	Issuance of Bonds and Notes	36
E.	Loans and Grants.....	36
F.	Financing Limitations.....	36
G.	Low- and Moderate-Income Housing Fund	37
H.	Payments to Taxing Agencies.....	37
VI.	Administration.....	39
A.	Administration and Enforcement of this Plan ..	39
B.	Duration of this Plan’s Development Controls..	39
C.	Procedure for Project Amendment	40
D.	Agency/City Cooperation	40
E.	Cooperation with Other Public Jurisdictions....	41
	APPENDIX A: Redevelopment Plan Map	
	APPENDIX B: Project Area Legal Description	



I. INTRODUCTION

A. (§100) BACKGROUND AND AUTHORITY

This Plan for the Hunter Park/Northside Redevelopment Project (the “Project”) was prepared by the City of Riverside Redevelopment Agency (the “Agency”) pursuant to the Community Redevelopment Law of the State of California (the “CRL;” Health and Safety Code Sections 33000, et seq.; all statutory references hereinafter shall be to the Health and Safety Code unless otherwise designated), the California Constitution, and all applicable laws, local codes, and ordinances. This Plan consists of this text, the attached Redevelopment Plan Map, and the attached Legal Description (Sections 100 through 640, and Appendices A and B, respectively).

B. (§110) PURPOSE AND BASIS OF THIS PLAN

The overall purpose of formulating this Plan is to provide for the elimination or alleviation of physical and economic conditions, as defined in CRL Section 33030 and 33031, that affects an approximately 2,630-acre area (the “Project Area”). Broadly stated, these conditions include: physical deterioration of buildings and facilities; inadequate public improvements and facilities that are essential to the health and safety of local residents and property owners; areas of incompatible land uses; lots of irregular form and shape and of inadequate size for proper development; land suffering from depreciated values and impaired investments; high crime rates; and, a variety of other conditions that are a threat to the public health, safety, and welfare.

The basis for this Plan is the Preliminary Plan for the Hunter Park/Northside Redevelopment Project, adopted by

the Planning Commission of the City of Riverside (the “Planning Commission”) on December 5, 2002.

C. (§120) DEFINITIONS

The following definitions will govern in the context of this Plan unless otherwise stipulated herein:

- 1) (§120.1) **Agency** means the Redevelopment Agency of the City of Riverside, California.
- 2) (§120.2) the Project Area means the territory subject to this Plan, as described in Appendix ‘B.’
- 3) (§120.3) **Hunter Park/Northside Redevelopment Project** means the Project under this Redevelopment Plan.
- 4) (§120.4) **City** means the City of Riverside, California.
- 5) (§120.5) **City Council** means the City Council of the City of Riverside, California.
- 6) (§120.6) **County** means the County of Riverside, California.
- 7) (§120.7) **CRL** means the Community Redevelopment Law of the State of California (California Health and Safety Code, Sections 33000, et seq.), as from time to time amended.
- 8) (§120.8) **General Plan** means the Riverside General Plan, as may be from time to time amended.
- 9) (§120.9) **Legal Description** means a description of the land within the Project Area in accordance with map specifications approved by the California State Board of Equalization, and attached hereto as Appendix ‘B.’
- 10) (§120.10) **Person** means any individual or any public or private entity.
- 11) (§120.11) **Project** means all activities, plans, programs, objectives, goals, and policies involved in this Plan, either directly or by reference.
- 12) (§120.12) **Real Property** means land, buildings, structures, fixtures and improvements on the land; property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by

way of judgment, mortgage or otherwise, and the indebtedness secured by such liens.

13) (§120.13) **Redevelopment Law** means the CRL.

14) (§120.14) **Redevelopment Plan** or **Plan** means this document, which, upon adoption by the City Council, shall be officially designated as, “The Redevelopment Plan for the Hunter Park/Northside Redevelopment Project.”

15) (§120.15) **Redevelopment Plan Map** means the Redevelopment Plan Map, attached hereto in Appendix ‘A.’

16) (§120.16) **State** includes any state agency or instrumentality of the State of California.

17) (§120.17) **Zoning Ordinance** means the codes, ordinances and resolutions relating to zoning and development in the City, as may be from time to time amended.

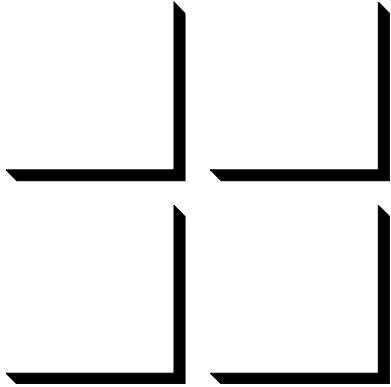
D. (§130) PROJECT AREA BOUNDARIES

The Project Area includes all properties within the boundaries shown on the Redevelopment Plan Map (see Appendix ‘A’), and described in the Legal Description (see Appendix ‘B’).

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II. DEVELOPMENT IN THE PROJECT AREA

A. (§200) PROJECT OBJECTIVES

The overriding objective of this Plan is to eliminate or alleviate blighting conditions in the Project Area by encouraging and inducing development on or rehabilitation of the Project Area properties, providing public improvements or facilities where such facilities are missing or inadequate, and by increasing, improving, or preserving the supply of low- and moderate-income housing to eliminate detrimental housing conditions in the community. In eliminating these blighting conditions, this Plan will facilitate development as contemplated in the General Plan.

The following are general goals the Agency would like to achieve through this Project:

- 1) Help preserve and enhance existing conforming residential neighborhoods through infrastructure improvements and building rehabilitation.
- 2) Encourage development according to the City's General Plan, any applicable specific plans, and the City zoning ordinance.
- 3) Encourage investment in the Project Area by the private sector.
- 4) Promote the development of new and diverse employment opportunities.
- 5) Enhance and expand shopping facilities in the Project Area by encouraging the development of new commercial uses and rehabilitation of existing commercial uses in conformance with the General Plan, and the City zoning ordinance.

- 6) Promote the improvement and centralization of commercial and industrial areas to make them more attractive and efficient.
- 7) Promote the expansion of the Project Area's industrial and commercial bases and local employment opportunities to provide jobs to unemployed and underemployed workers in the City.
- 8) Consolidate parcels as needed to induce new or expanded, centralized, business development in the Project Area.
- 9) Assist economically depressed areas and reverse stagnant or declining assessed valuation trends.
- 10) Protect the health and general welfare of the Project Area's many low- and moderate-income residents by utilizing 20% of the tax increment revenues from the Project Area to improve and preserve the supply of low- and moderate-income housing both inside and outside the Project Area.
- 11) Upgrade the physical appearance of properties in the Project Area.
- 12) Rehabilitate deteriorated residential, commercial and industrial structures to eliminate safety deficiencies and to extend the useful lives of these structures.
- 13) Remove economic impediments to land assembly and in-fill development in areas that are not properly subdivided for development or redevelopment.
- 14) Reduce or eliminate the negative impacts related to incompatible and non-conforming land uses in the Project Area.
- 15) Buffer residential neighborhoods from the intrusion of nearby non-residential land uses.
- 16) Clean-up properties that are or have been exposed to hazardous materials.
- 17) Provide replacement housing as required by law when dwellings housing low- or moderate-income persons or families are lost from the low- or moderate-income housing market as a result of Agency activities.
- 18) Provide relocation assistance to displacees in order to mitigate possible hardships due to relocation activities.
- 19) Provide a broad range of public service infrastructure improvements to induce private investment in the Project Area. Such improvements could include the construction or reconstruction of roads, streets, curbs

and gutters, sidewalks; the upgrading of streetside landscaping; the construction and reconstruction of water storage and distribution facilities; the construction and reconstruction of sewerage systems; and the development of drainage and flood control facilities.

- 20) Provide new or improved community facilities such as fire stations, schools, park and recreational facilities, and the expansion of public health and social service facilities, where appropriate to enhance the public health, safety and welfare.
- 21) Encourage the cooperation and participation of Project Area property owners, public agencies and community organizations in the elimination of blighting conditions and the promotion of new or improved development in all portions of the Project Area.
- 22) Provide a procedural and financial mechanism by which the Agency can assist, complement and coordinate public and private development, redevelopment, revitalization and enhancement of the community.

These goals may be refined, expanded upon, or otherwise modified throughout the adoption process.

B. (§210) CONFORMANCE TO GENERAL PLAN

All uses proposed in this Plan shall be in conformance with the General Plan as it now exists, or may be hereafter amended. Except when inconsistent with this Plan, all requirements of the Zoning Ordinance shall apply to all uses proposed hereunder. All applicable development codes shall apply to all uses in the Project Area.

C. (§220) SPECIFIC DEVELOPMENT OBJECTIVES

Development in the Project Area will be in conformance with this Plan, the General Plan, and the Zoning Ordinance. Development in the Project Area shall also be in conformance with any applicable adopted specific plan.

The Agency's development objectives involve encouraging the implementation of development in accordance with the General Plan as identified above. In doing so, it is the Agency's intent to provide assistance in the following manner:

- 1) The construction of needed public improvements and facilities including, but not limited to, those described in Section 344 herein.
- 2) The completion of various planning or marketing studies as necessary to facilitate and coordinate a successful redevelopment process.
- 3) All other forms of Agency assistance authorized by the CRL, including, but not limited to, loans, tax exempt financing, or other financial aid programs for new construction and/or rehabilitation.

D. (§230) LAND USES FOR THE PROJECT AREA

In addition to generally identifying the boundaries of the Project Area, the Redevelopment Plan Map (Appendix A) also illustrates the proposed public rights-of-way, public easements, open space, and proposed land uses to be permitted in the Project Area, pursuant to the General Plan.

Pending the ultimate development of land in accordance with the provisions of this Plan, the Agency is authorized to use or permit the use of any land in the Project Area for interim uses not in conformity with the uses permitted in this Plan, provided that approval of any such interim uses shall be subject to compliance with provisions of the Zoning Ordinance.

E. (§240) PUBLIC USES FOR THE PROJECT AREA

1. (§241) PUBLIC STREET LAYOUT, RIGHTS-OF-WAY AND EASEMENTS

The public rights-of-way, easements, and principal streets proposed or existing in the Project Area are the same as those indicated in the General Plan, and are shown on the attached Redevelopment Plan Map (Appendix A).

Such streets and rights-of-way may be widened, altered, realigned, abandoned, vacated, or closed by the Agency and the City as necessary for proper development of the Project. The Agency and the City may create additional public streets, alleys, and

easements in the Project Area as needed for proper circulation.

The public rights-of-way shall be used for vehicular and pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way. In addition, all necessary easements for public uses, public facilities, and public utilities may be retained and created.

2. (§242) OPEN SPACE, PUBLIC AND QUASI-PUBLIC USES, AND FACILITIES

In any portion of the Project Area, the Agency is authorized to permit the establishment or enlargement of public, semi-public, institutional, or nonprofit uses. All such uses shall conform, so far as possible, with the provisions of this Plan applicable to the uses in the specific area involved, and shall conform to the General Plan.

F. (§250) GENERAL DEVELOPMENT REQUIREMENTS

1. (§251) OPEN SPACE AND STREET LAYOUT TO BE PROVIDED

Open space and street layout is shown in the Redevelopment Plan Map included herewith in Appendix A and described in Section 241 of this Plan. Additional open space will be provided through application of City standards for building setbacks. An estimated 1,300 acres will be devoted to open space, parks, trails, landscaping, building setbacks, yards, and rights-of-way in the Project Area.

2. (§252) LIMITATIONS ON TYPE, SIZE, HEIGHT, NUMBER, AND PROPOSED USE OF BUILDINGS

Except as may be set forth in other Sections of this Plan, the type, size, height, number, and proposed use of buildings shall be limited by the applicable federal, state, and local statutes, ordinances, regulations, General Plan, and any requirements that may be adopted pursuant to this Plan. Limitations on land use are indicated on the Redevelopment Plan Map in Appendix A.

3. (§253) THE APPROXIMATE NUMBER OF DWELLING UNITS

Under the General Plan, approximately 2,500 dwelling units would be permitted in the Project Area at the expiration of this Plan. These uses are limited as indicated on the Redevelopment Plan Map in Appendix A.

4. (§254) THE PROPERTY TO BE DEVOTED TO PUBLIC PURPOSES AND THE NATURE OF SUCH PURPOSES

The locations of public uses are shown in the Redevelopment Plan Map in Appendix A. Other public uses are described in Section 251 of this Plan and specific public improvements/facilities are listed in Section 344. These improvements are generally expected to be provided in the public right-of-way or on land specifically acquired by the City for such purposes. Additional public facilities may be developed by school districts and other public agencies operating within the Project Area.

5. (§255) CONFORMANCE WITH THIS PLAN

All Real Property in the Project Area is hereby made subject to the controls and requirements of this Plan. No Real Property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of this Plan unless it is in conformance with the provisions of the General Plan, of the Zoning Ordinance, and of this Plan and all applicable provisions of State law. The Agency shall have the right, to the greatest extent permitted by law, to administratively interpret this Plan in order to determine whether such changes are in conformance with this Plan, including without limitation, the controls and project objectives of this Plan.

6. (§256) REHABILITATION AND RETENTION OF PROPERTIES

To the greatest extent permitted by law, any existing structure within the Project Area specifically may be repaired, altered, reconstructed, or rehabilitated to ensure that such structure will be safe and sound in all physical respects and not detrimental to the surrounding uses.

7. (§257) SUBDIVISION OR CONSOLIDATION OF PARCELS

No parcels in the Project Area, including any parcels retained by a participant, shall be subdivided or consolidated without approval of the City.

G. (§260) DEVELOPMENT PROCEDURES

Applications for development and building permits and the review thereof shall follow City procedures.

1. (§261) REVIEW OF APPLICATIONS FOR BUILDING PERMITS

Applications for building permits and the review thereof shall follow City procedures. The Agency also may enact separate procedures, which shall be in addition to existing City procedures, for the review of building permits if the Agency deems such review necessary or beneficial to the implementation of this Plan.

2. (§262) MINOR VARIATIONS

The Agency is authorized to permit a minor variation from the limits, restrictions, and controls established by this Plan if the Agency determines that:

- 1) There are particular circumstances or conditions applicable to a property or to the intended development of a property which justify a minor variation;
- 2) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to property or improvements in the Project Area; and
- 3) Permitting a minor variation will not be contrary to the objectives of this Plan or of the General Plan of the City.

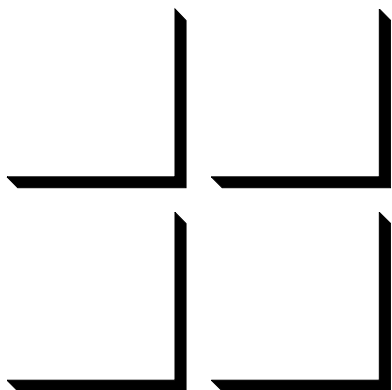
No variation shall be granted that changes a basic land use or that permits other than a minor departure from the provisions of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect the public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not

supersede any other approval required under applicable City codes and ordinances.

3. (§263) EXISTING NONCONFORMING USES

The Agency, with the approval of the Planning Commission, is authorized to permit an existing use to remain in an existing building in good condition, which does not conform to the provisions of this Plan, provided that such use is generally compatible with nearby developments and uses in the Project Area, and is otherwise permitted by applicable codes and ordinances. The owner of such property must be willing to enter into a participation agreement (see Section 311 of this Plan) and agree to the imposition of such reasonable restrictions as are necessary to protect the development and use of the Project Area.

The Agency, with the approval of the Planning Commission pursuant to established development review procedures, may authorize additions, alterations, repairs, or other improvements in the Project Area for uses which do not conform to the provisions of this Plan when it is determined by the Agency and the Planning Commission that such improvements and uses would be compatible in the interim with surrounding uses and development.



III. REDEVELOPMENT IMPLEMENTATION

A. (§300) GENERAL

The Agency is authorized to undertake the following implementation actions:

- 1) (§301) Provide for participation by owners and tenants of properties located in the Project Area by extending opportunities to remain or relocate within the Project Area;
- 2) (§302) Acquisition of Real Property, and management of property under the ownership and control of the Agency;
- 3) (§303) Relocation assistance to displaced Project occupants;
- 4) (§304) Demolition or removal of buildings and improvements;
- 5) (§305) Installation, construction, or reconstruction of streets, utilities, open spaces and other public improvements and facilities;
- 6) (§306) Rehabilitation, development, or construction of low- and moderate-income housing within the City;
- 7) (§307) Disposition of property for uses in accordance with this Plan;
- 8) (§308) Redevelopment of land by private enterprise and public agencies for uses in accordance with this Plan;
- 9) (§309) Rehabilitation of structures and improvements by present owners, their successors, or the Agency; and,
- 10) (§310) Any other redevelopment agency activity permitted by the CRL.

B. (§311) PARTICIPATION BY OWNERS AND TENANTS

1. (§312) PARTICIPATION OPPORTUNITIES FOR OWNERS

Persons who are owners of business and other types of Real Property in the Project Area shall be given an opportunity to participate in redevelopment. Such opportunity may consist of retaining all or a portion of their properties, acquiring adjacent or other properties in the Project Area, or, where the Agency deems appropriate, by selling their properties to the Agency and purchasing other properties in the Project Area or in such other manner as the Agency shall deem to be appropriate. To the extent now or hereafter permitted by law, the Agency may establish a program under which it loans funds to owners or tenants for the purpose of rehabilitating residential, commercial or industrial buildings or structures within the Project Area.

In the event anyone designated as a participant pursuant to this Plan fails or refuses to rehabilitate or develop his or her Real Property pursuant to this Plan and a participation agreement with the Agency, the Real Property, or any interest therein, may be acquired by the Agency subject to the limitations set forth in this Plan, and sold or leased for rehabilitation or development in accordance with this Plan.

Participation opportunities shall necessarily be subject to and limited by such factors as the land uses designated for the Project Area, the provision of public facilities, realignment of streets, experience in the development or operation of such undertakings as may be deemed appropriate by the Agency to best implement this Plan, the ability of owners to finance acquisition and development of structures in accordance with this Plan, the ability of owners to manage or operate the proposed development or activity, or any change in the total number of individual parcels in the Project Area.

In order to provide an opportunity to owners and tenants to participate in the growth and development of the Project Area, the Agency has promulgated rules for owner and tenant participation. If conflicts

develop between the desires of participants for particular sites or land uses, the Agency is authorized to establish reasonable priorities and preferences among the owners and tenants. Some of the factors considered in establishing the priorities and preferences include present occupancy, participant's length of occupancy in the area, accommodation of as many participants as possible, similar land use to similar land use, conformity of participant's proposals with the intent and objectives of this Plan, experience with the development and operation of particular uses, and ability to finance the implementation, development experience, and total effectiveness of each participant's proposal in providing a service to the community.

Subject to the Agency's rules for owner participation, opportunities to participate shall be provided to owners and tenants in the Project Area.

In addition to opportunities for participation by individual persons and firms, participation, to the extent it is feasible, shall be available for two or more persons, firms, or institutions to join together in partnerships, corporations, or other joint entities.

2. (§313) RE-ENTRY PREFERENCES; PREFERENCES FOR TENANTS

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area to re-enter in business within the Project Area, if they otherwise meet the requirements prescribed in this Plan. Business, institutional and semi-public tenants may, if they so desire, purchase and develop Real Property in the Project Area if they otherwise meet the requirements prescribed in this Plan.

3. (§314) PARTICIPATION AGREEMENTS

At the Agency's option, each participant may be required to enter into a binding agreement with the Agency by which the participant agrees to develop, rehabilitate, or use the property in conformance with this Plan and be subject to the provisions in the participation agreement. In such agreements, participants who retain Real Property shall be required to join in the recordation of such documents

as are necessary to make the provisions of the agreement applicable to their properties.

Whether or not a participant enters into a participation agreement with the Agency, the provisions of this Plan are applicable to all public and private property in the Project Area.

4. (\$315) CONFORMING OWNERS

The Agency may, in its sole and absolute discretion, determine that certain Real Property within the Project Area presently meets the requirements of this Plan. This will continue to be the case as long as such owner continues to operate, use, and maintain the Real Property within the requirements of this Plan. However, a conforming owner may be required by the Agency to enter into a participation agreement with the Agency in the event that such owner desires to construct any additional improvements or substantially alter or modify existing structures on any of the Real Property described above as conforming; or, acquire additional property within the Project Area.

C. (\$320) PROPERTY ACQUISITION AND MANAGEMENT

1. (\$321) ACQUISITION OF REAL PROPERTY

The Agency may acquire, but is not required to acquire, any Real Property located in the Project Area by gift, devise, exchange, purchase, or any other lawful method, including eminent domain. Eminent domain proceedings, if used, must be commenced within twelve (12) years from the effective date of the ordinance adopting this Plan. Such time limit only may be extended by further amendment to this Plan.

The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in Real Property less than a fee.

Properties may be acquired and cleared by the Agency if a determination is made that one or more of the following conditions exist:

- 1) The buildings and/or structures must be removed in order to assemble land into parcels of reasonable size and shape to eliminate an impediment to optimal land development;
- 2) The buildings and/or structures are substandard as demonstrated by an inspection of the property by the Building Division of the Planning Department of the City of Riverside;
- 3) The buildings and/or structures must be removed in order to eliminate an environmental deficiency, including, but not limited to, incompatible land uses and small and irregular lot subdivisions;
- 4) The buildings and/or structures must be removed to provide land for needed public facilities, including among others, rights-of-way, public parking facilities, open space, or public utilities;
- 5) The acquisition of the property is allowed by the CRL and will promote the implementation of the Plan.

Other provisions of this section notwithstanding, the Agency shall not acquire from any of its members or officers any property or interest in property except through eminent domain proceedings.

2. (§322) ACQUISITION OF PERSONAL PROPERTY

Generally, personal property shall not be acquired. However, where necessary for the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means.

3. (§323) PROPERTY MANAGEMENT

During such time as property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be maintained, managed, operated, repaired, cleaned, rented, or leased to an individual, family, business, or other appropriate entity by the Agency pending its disposition for redevelopment.

The Agency shall maintain all Agency-owned property that is not to be demolished in a reasonably safe and sanitary condition. Furthermore, the Agency may insure against risks or hazards any of the real or personal property which it owns.

The Agency is authorized to own and operate rental property acquired and rehabilitated in prospects of resale to the extent permitted by law.

D. (§330) RELOCATION OF PERSONS, FAMILIES AND BUSINESSES

The following provisions relative to the relocation of persons, families and businesses are required by the CRL.

1. (§331) RELOCATION ASSISTANCE

Relocation advisory assistance will be furnished by the Agency to any person or business concern that is displaced by the Agency in connection with the implementation of the Plan. No person of low- or moderate-income will be required by the Agency to move from his or her dwelling until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Replacement housing shall be available in areas not generally less desirable with regard to public utilities, public and commercial facilities, and reasonably accessible to the place of employment.

2. (§332) RELOCATION METHOD

The Agency shall prepare a feasible method for relocation of all of the following:

- 1) Families and persons to be temporarily or permanently displaced from housing facilities in the Project Area.
- 2) Nonprofit local community institutions to be temporarily or permanently displaced from facilities actually used for institutional purposes in the Project Area.
- 3) The City Council shall insure that such method of the Agency for the relocation of families or single persons to be displaced by a project shall provide that no persons or families of low-and moderate-income shall be displaced unless and until there is a suitable housing unit available and ready for occupancy by such displaced person or family at rents comparable to those at the time of their displacement. Such housing units shall be suitable

to the needs of such displaced persons or families and must be decent, safe, sanitary, and otherwise standard dwellings. The Agency shall not displace such person or family until such housing units are available and ready for occupancy.

3. (§333) RELOCATION PAYMENTS

The Agency shall make relocation payments to qualified persons or businesses displaced by the Project pursuant to applicable laws. Such relocation payments shall be made pursuant to Agency rules and regulations adopted pursuant to California Government Code, pursuant to guidelines promulgated by the State Department of Housing and Community Development, and any Agency rules and regulations adopted pursuant thereto. In addition, the Agency may make any additional relocation payments, which, in the Agency's opinion, may be reasonably necessary to carry out the purposes of this Plan. These additional payments shall be subject to the availability of funds for such purpose.

4. (§334) TEMPORARY RELOCATION HOUSING

The Agency is authorized to provide temporary relocation housing on sites within the Project Area, subject to approval by the City of Riverside. Such action by the Agency would be to provide additional safe, standard, and decent relocation housing resources for families and businesses within the Project Area prior to permanent disposition and development of such cleared sites. If feasible and desirable, the Agency may also utilize sites outside the Project Area for providing relocation housing resources. The Agency is also authorized to provide temporary relocation housing in houses acquired by the Agency that are being held for sale and/or rehabilitation.

E. (§340) DEMOLITION, CLEARANCE, SITE PREPARATION, PROJECT IMPROVEMENTS AND PUBLIC IMPROVEMENTS

The following provisions relative to demolition, clearance and site preparation are required by the CRL.

1. (§341) DEMOLITION AND CLEARANCE

Subject to and in conformance with law, the Agency is authorized to demolish and clear or move, or cause to be demolished and cleared or moved, buildings, structures, and other improvements from any Real Property in the Project Area as necessary to carry out the purposes of this Plan.

2. (§342) BUILDING SITE PREPARATION

Subject to and in conformance with law, the Agency is authorized to prepare, or cause to be prepared as building sites, any Real Property in the Project Area.

3. (§343) PROJECT IMPROVEMENTS

Pursuant to the CRL, the Agency is authorized to install and construct, or to cause to be installed and constructed, Project improvements and public utilities necessary to carry out this Plan. Such improvements include, but are not limited to, streets, curbs, gutters, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, or overpasses, underpasses, bridges, and landscaped areas.

4. (§344) PUBLIC IMPROVEMENTS

The Agency may, with the consent and cooperation of the City Council and adoption of certain findings specified in CRL Section 33445, pay all or part of the value of the land for, and the cost of the installation and construction of, any buildings, facilities, structures or other improvements which are publicly owned, including school facilities, either outside or inside the Project Area.

Without limiting its general authority, the Agency is specifically authorized to provide or participate in providing the improvements described in Section 343, as well as the public improvements or facilities listed below:

- Repave and/or reconstruct streets
- Construct curbs, gutters, and sidewalks
- Improve drainage, including the rehabilitation of canals

- Underground utility lines
- Plant street trees
- Construct and/or upgrade sewer lines
- Construct and/or upgrade water lines
- Construct railroad grade separations
- Improve/construct parks and recreation facilities, especially the soccer fields
- Improve/install traffic signs and signals, including signal synchronization
- Improve streetlighting
- Provide noise abatement along railroad lines and other sources of noise
- Increase accessibility for emergency vehicles
- Improve electrical system
- Construct Library
- Construct Police facility
- Construct Fire facility
- Establish code enforcement/community cleanup program

Specific improvements include:

- Upgrade water lines to 12" in the Alamo Street area
- Construct sewer lines in the Alamo Street area
- Construct road connecting Alamo Street and Garner Road
- Construct North Orange Blending Facilities
- Construct Michigan Booster Station
- Replace leaking and undersized water mains
- Construct water treatment plants
- Rebuild and upgrade Riverside Canal
- Relocate pipelines, hydrants, valves, vaults, and other facilities due to the freeway widening project
- Construct sewer lines in the north Orange Street area
- Construct underground electrical facilities under Iowa, Columbia, and Palmyrita Avenues.
- Upgrade the Hunter electrical Substation

- Install street lights and other electrical improvements in the Hunter Service Area
- Additional electrical improvements include cable

ADDITIONAL FACILITIES OR IMPROVEMENTS

Changes in circumstances or designs may alter the location of the facilities described above, or may require other related facilities. The financing of such related facilities shall be deemed authorized by the Agency.

The Agency will be authorized to finance the construction of additional improvements in the Project Area based on the requirements of any future project environmental impact report, the Congestion Management Program (CMP), or the Air Quality Management Plan (AQMP), or any other regional or local regulatory program. These items may include, but are not limited to, such travel demand management strategies as: signalized intersections and signal coordination; park and ride facilities; and, extension and expansion of transit services.

5. (§345) TEMPORARY PUBLIC IMPROVEMENTS

The Agency is authorized to install and construct, or cause to be installed and constructed, temporary public improvements and temporary public utilities necessary to carry out this Plan. Such temporary public improvements shall include, but not be limited to, streets, public facilities and utilities. Temporary utilities may be installed above ground.

F. (§350) REHABILITATION AND CONSERVATION OF STRUCTURES

1. (§351) REHABILITATION OF STRUCTURES

The Agency is authorized to rehabilitate and conserve, or to cause to be rehabilitated and conserved, any building or structure in the Project Area owned by the Agency. The Agency is also authorized and directed to advise, encourage, and financially assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency.

The Agency and the City may conduct a rehabilitation program to encourage owners of property within the Project Area to upgrade and maintain their property consistent with City codes, ordinances and standards. The Agency and the City may develop a program for making low interest loans or other incentives for the rehabilitation of properties in the Project Area. Properties may be rehabilitated, provided that rehabilitation and conservation activities on a structure are carried out in an expeditious manner and in conformance with this Plan. The Agency may also develop and implement programs for the installation of noise attenuation insulation on low and moderate income dwellings that are adversely impacted by noise.

2. (§352) MOVING OF STRUCTURES

As is necessary in carrying out this Plan and where it is economically feasible to so do, the Agency is authorized to move, or cause to be moved, any standard structure or building, which can be rehabilitated, to a location within or outside the Project Area.

3. (§353) BUILDINGS OF HISTORICAL SIGNIFICANCE

To the maximum feasible extent, special consideration shall be given to the protection, rehabilitation, or restoration of any structure determined to be historically significant, taking into consideration State and local guidelines. The Agency shall make every feasible effort to conserve any structure determined to be historically significant.

G. (§360) REAL PROPERTY DISPOSITION AND DEVELOPMENT

1. (§361) GENERAL REQUIREMENTS

For the purpose of this Plan, and to the extent permitted by and in the manner required by law, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in Real Property.

In the manner required and to the extent permitted by law, before any interest in Real Property of the Agency acquired in whole or in part, directly or indirectly, with tax increment monies is sold or leased, for development pursuant to this Plan, such sale, lease, or disposition shall first be approved by the City Council after public hearing.

Purchasers or lessees of Agency-owned property in the Project Area shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the extent permitted and in the manner required by law, the Agency is authorized to dispose of Real Property by leases or sales by negotiation without public bidding. Real Property may be conveyed by the Agency to the City or any other public body without charge.

2. (\$362) DISPOSITION AND DEVELOPMENT DOCUMENTS

- 1) To provide adequate safeguards ensuring that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all Real Property sold, leased, or conveyed by the Agency shall be made subject to the provisions of this Plan by lease, deeds, contracts, agreements, declarations, or other lawful means. Where determined appropriate by the Agency, such documents or portions thereof shall be recorded in the Office of the Recorder of the County.
- 2) The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.
- 3) In accordance with CRL Sections 33337 and 33436, all deeds, leases or contracts for the sale, lease, sublease, transfer, use occupancy, tenure or enjoyment of Real Property in the Project Area which the Agency proposes to enter into shall

contain the following provisions and nondiscrimination clauses in substantially the following form:

(a) In deeds the following language shall appear:

“The grantee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through them, that there shall be no discrimination against or segregation of, any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

(b) In leases the following language shall appear:

“The lessee herein covenants by and for himself or herself, his or her heirs, executors, administrators, and assigns, and all persons claiming under or through him or her, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, religion, sex, marital status, national origin, or ancestry, in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased nor shall the lessee himself, or any person claiming under or through him or her, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy, of tenants, lessees, sublessees, subtenants, or vendees in the premises herein leased.”

- (c) In contracts entered into by the agency relating to the sale, transfer, or leasing of land or any interest therein acquired by the agency within any survey area or redevelopment project the foregoing provisions in substantially the forms set forth shall be included and the contracts shall further provide that the foregoing provisions shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties, or other transferees under the instrument.

3. (§363) DESIGN FOR DEVELOPMENT

In the case of property which is the subject of a disposition and development or participation agreement with the Agency, it shall be constructed in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency and by the City pursuant the General Plan, the Zoning Ordinance, and other applicable Riverside Municipal Code requirements. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency will not approve any plans that do not comply with this Plan.

4. (§364) INDUSTRIAL AND MANUFACTURING PROPERTY

To the extent now or hereafter permitted by law, the Agency may, as part of an agreement that provides for the development or rehabilitation of property within the Project Area that will be used for industrial or manufacturing purposes, assist with the financing of facilities or capital equipment including, but not necessarily limited to, pollution control devices. Prior to entering into an agreement for a development that will be assisted pursuant to this Section, the Agency shall find, after a public hearing, that the assistance is necessary for the economic feasibility of the development and that the assistance cannot be obtained on economically feasible terms in the private market.

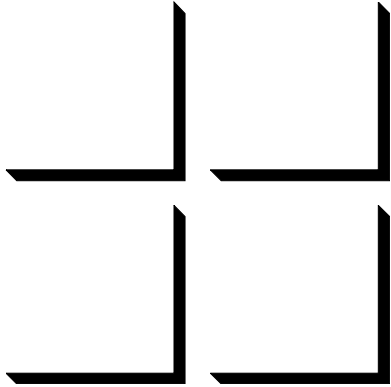
5. (§365) PERSONAL PROPERTY DISPOSITION

For purposes of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property that has been acquired by the Agency.

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IV. LOW- AND MODERATE-INCOME HOUSING

A. (\$400) 20% TAX INCREMENT FUNDS REQUIREMENT

Not less than twenty percent (20%) of all taxes allocated to the Agency pursuant to CRL Section 33670 shall be used by the Agency for the purposes of increasing, improving, and preserving the City's supply of housing for persons and families of low- or moderate-income.

B. (\$410) LOW- AND MODERATE-INCOME HOUSING AND REPLACEMENT

The Agency shall provide for affordable housing in compliance with all applicable provisions of the CRL, including but not limited to CRL Sections 33334.2 et seq., 33413 and 33413.5.

In carrying out the activities set forth in this Plan, it may become necessary for the Agency to enter into various agreements, such as an agreement for acquisition of Real Property, an agreement for the disposition and development of property, or an owner participation agreement, which would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market. Not less than thirty (30) days prior to the execution of such an agreement, the Agency shall adopt, by a resolution and to the extent provided by the CRL, a Replacement Housing Plan, which shall include the general location of the replacement housing, an adequate means of financing the replacement housing, a finding that the replacement

housing does not require the approval of the voters pursuant to Article XXXIV of the California Constitution or that such approval has been obtained, the number of dwelling units housing persons or families of low- or moderate-income planned for construction or rehabilitation, and a timetable for meeting the Plan's relocation or rehabilitation housing objectives, or as the CRL may otherwise provide. A dwelling unit whose replacement is required by CRL Section 33413, but for which no Replacement Housing Plan has been prepared, shall not be removed from the low- and moderate-income housing market.

For a reasonable period of time prior to adopting a Replacement Housing Plan, the Agency shall make available a draft of the proposed plan for review and comments by other public agencies and the general public.

To the extent required by CRL Sections 33413 and 33413.5, whenever dwelling units housing persons and families of low- or moderate-income are destroyed or removed from the low- and moderate-income housing market as part of a redevelopment project which is subject to a written agreement with the Agency or where financial assistance has been provided by the Agency, the Agency shall, within four years of such destruction or removal, rehabilitate, develop, price restrict, or construct, or cause to be rehabilitated, developed, price restricted, or constructed for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units which have an equal or greater number of bedrooms as those destroyed or removed units at affordable housing costs as defined by Section 50052.5 of the Health and Safety Code, within the territorial jurisdiction of the Agency. All of the replacement dwelling units shall be available at affordable housing costs to persons in the same or a lower income category (low, very low, or moderate) as the persons displaced from those destroyed or removed units.

C. (§420) PROVISION OF LOW- AND MODERATE-INCOME HOUSING

The Agency may, to the extent permitted by law and land use designations, inside or outside the Project Area, acquire land, sell or lease land, donate land, improve sites, price restrict units, construct or rehabilitate structures, or use any other method authorized by the CRL in order to provide

housing for persons and families of low or moderate income. The Agency may also provide subsidies to, or for the benefit of, such persons and families or households to assist them in obtaining housing within the City.

D. (§430) NEW OR REHABILITATED DWELLING UNITS DEVELOPED WITHIN THE PROJECT AREA

Pursuant to CRL Section 33334.2(g), the Agency has found that the provision of low- and moderate-income housing both inside and outside the Project Area, particularly by the rehabilitation of existing housing stock is of benefit to the Project Area. In encouraging the development of such dwelling units, the Agency shall comply with CRL Sections 33334.2(g) and 33413(b).

To the extent required by CRL Section 33413, at least thirty percent (30%) of all new and substantially rehabilitated dwelling units developed within the Project Area by the Agency shall be for persons and families of low- and moderate-income; and of such thirty percent (30%), not less than fifty percent (50%) thereof shall be for very low-income households.

At least fifteen percent (15%) of all new and substantially rehabilitated units developed within the Project Area by public or private entities or persons other than the Agency shall be for persons and families of low- and moderate-income; and of such fifteen percent (15%), not less than forty percent (40%) thereof shall be for very low-income households. To satisfy this provision, in whole or in part, the Agency may cause by regulation or agreement, to be available, at affordable housing costs, to persons and families of low or moderate-income or to very low-income households, as applicable, two units outside the Project Area for each unit that otherwise would have had to be available inside the Project Area. Also, in order to satisfy this provision, the Agency may aggregate new or substantially rehabilitated dwelling units in one or more redevelopment project areas, or may purchase long-term affordability covenants in existing housing whether or not in the Project Area.

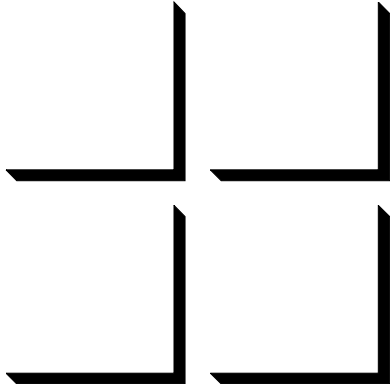
The percentage requirements set forth in this Section shall apply in the aggregate to housing in the Project Area and not to each individual case of rehabilitation, development, price restriction, or construction of dwelling units. The

Agency may purchase long-term affordability covenants for units to the greatest extent allowed by law.

The Agency shall require, by contract or other appropriate means, that whenever any low- and moderate-income housing units are developed within the Project Area, such units shall be made available on a priority basis for rent or purchase, whichever the case may be, first to persons and families of low- and moderate-income displaced by the Project, and, second, to persons and families of low- and moderate-income who have been resident in the Project Area for at least 30 days prior to such units being made available; provided, however, that failure to give such priority shall not affect the validity of title to the Real Property upon which such housing units have been developed.

E. (§440) LAST RESORT HOUSING

If sufficient suitable housing units are not available in the City for use by persons and families of low- and moderate-income displaced by the Project, the Agency may, to the extent of that deficiency, direct or cause the development or rehabilitation of low- and moderate-income housing units within the City, both inside and outside of the Project Area.



V. PROJECT FINANCING

A. (§500) GENERAL DESCRIPTION OF THE PROPOSED FINANCING METHOD

Upon adoption of this Plan by the City Council, the Agency, if it deems appropriate, is authorized to finance the Project with assistance from the City of Riverside, the County of Riverside, the State of California, United States Government, any other public agency, property tax increments, interest revenue, income revenue, Agency-issued notes and bonds, or from any other available sources of financing that are legally available.

The City may, in accordance with the law, supply advances and expend money as necessary to assist the Agency in carrying out this Project. Such assistance shall be on terms established from time to time by agreement between the City and Agency.

B. (§510) TAX INCREMENTS

Pursuant to CRL Section 33670, for a period not to exceed forty-five (45) years from the date of adoption of this Plan, or such longer time as provided by the CRL, all taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Riverside, City of Riverside, any district, or other public corporation (hereinafter sometimes called “taxing agencies”) after the effective date of the ordinance approving this Plan, or any amendment thereto, shall be divided as follows:

- 1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project Area as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds for the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Project Area on the effective date of such ordinance but to which such territory is annexed or otherwise included after such effective date, the assessment roll of the County of Riverside last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project Area on said effective date); and,
- 2) Except as provided in paragraphs (3) and (4) below, that portion of the levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on bonds, loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Project. Unless and until the total assessed value of the taxable property in the Project Area exceeds the total assessed value of the taxable property in the Project Area, as shown by the last equalized assessment roll referred to in paragraph (1) above, all of the taxes levied and collected upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies. When said bonds, loans, advances and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project Area shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid; and,
- 3) That portion of the taxes identified in paragraph (2) above, which are attributable to a tax rate levied by any of said taxing agencies for the purpose of providing revenues in an amount sufficient to make annual repayments of the principal of, and the interest on, any bonded indebtedness for the acquisition or improvement of Real Property shall be allocated to, and when

collected shall be paid into, the fund of that taxing agency. This paragraph (3) shall only apply to taxes levied to repay bonded indebtedness approved by the voters of said taxing agency or agencies on or after January 1, 1989.

- 4) That portion of tax revenues allocated to the Agency pursuant to paragraph (2) above which is attributable to increases in the rate of tax imposed for the benefit of any affected taxing agency whose levy occurs after the tax year in which the ordinance adopting this Plan becomes effective, shall be allocated to such affected taxing agency to the extent the affected taxing agency has elected in the manner required by law to receive such allocation.

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

The Agency shall make payments to affected taxing agencies as required by CRL Section 33607.5 and may make other payments to affected taxing agencies as authorized by the CRL.

C. (§511) OTHER TAX INCREMENT PROVISIONS

Any advanced moneys are hereby irrevocably pledged for the payment of the principal of and interest on the advance of moneys, or making of loans, or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance the Project in whole or in part.

The Agency is authorized to make such pledges as to specific advances, loans and indebtedness as appropriate in

carrying out the Project. Taxes shall be allocated and paid to the Agency consistent with the provisions of this Plan only to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project.

Taxes levied in the Project Area and allocated to the Agency as provided in CRL Section 33670 may, to the greatest extent legally allowable, be used anywhere within the territorial jurisdiction of the Agency to finance the construction or acquisition of public improvements which will enhance the environment of a residential neighborhood containing housing for persons and families of low- or moderate-income, and public improvements which will be of benefit to the Project Area.

D. (§520) ISSUANCE OF BONDS AND NOTES

The Agency may issue bonds or notes when a determination has been made that such financing is required and feasible. Such bonds or notes shall be issued only after the Agency has determined that funds are, or will be, available to repay or refinance principal and interest when due and payable.

E. (§530) LOANS AND GRANTS

The Agency is authorized to obtain advances, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advance funds and indebtedness may be paid from tax increments or any other funds available to the Agency.

F. (§540) FINANCING LIMITATIONS

Consistent with CRL Sections 33333.2 and 33334.1, the following financing limitations are imposed on this Plan:

From time to time as may be appropriate, the Agency may issue bonds and/or notes for any of its corporate purposes. The Agency may issue such types of bonds on which the principal and interest are payable in whole or in part from tax increments collected pursuant to CRL Section 33670. The total outstanding principal of any bonds so issued and repayable from said tax increment from the Project Area

shall not exceed One Hundred Fifteen Million Dollars (\$115,000,000) at any one time, except by further amendment of this Plan.

No loans, advances, or indebtedness to finance, in whole or in part, this Project and to be repaid from the allocation of taxes described in the aforementioned Section 33670 shall be established or incurred by the Agency beyond twenty (20) years from the adoption date of the ordinance approving this Plan. This time limit shall not prevent the Agency from incurring debt to be paid from the low- and moderate-income housing fund (see Section 550) or establishing more debt in order to fulfill the Agency's obligations pursuant to CRL Section 33413.

The time limit to incur debt may be extended for a period not to exceed ten (10) years more than the time limit to incur debt established above for the Project Area by amendment to this Plan, upon a finding by the Agency that significant blight remains in the Project Area and that the remaining blight cannot be eliminated without establishment of additional debt.

G. (§550) LOW- AND MODERATE-INCOME HOUSING FUND

Taxes which are allocated by the Agency to low- and moderate-income housing pursuant to Part IV of this Plan shall be held in a separate low-and moderate-income housing fund.

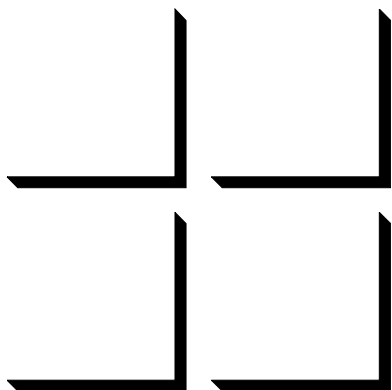
H. (§560) PAYMENTS TO TAXING AGENCIES

The Agency shall make payments to affected taxing agencies with territory located within the Project Area as required by CRL Section 33607.5 and may make other payments to affected taxing agencies as authorized by the CRL.

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VI. ADMINISTRATION

A. (§600) ADMINISTRATION AND ENFORCEMENT OF THIS PLAN

The administration, implementation, and enforcement of this Plan, including the preparation and execution of any documents implementing this Plan, shall be performed by the Agency and/or the City in accordance with all applicable provisions of the CRL as well as with any applicable state or local law, ordinance, policy or plan.

The provisions of this Plan, or other documents entered into pursuant to this Plan, may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other available legal or equitable remedies.

All provisions of the CRL as may be required to be included in a redevelopment plan are hereby incorporated as if fully set forth herein.

B. (§610) DURATION OF THIS PLAN'S DEVELOPMENT CONTROLS

Pursuant to CRL Section 33333.2, the effectiveness of this Plan shall terminate at a date which shall not exceed thirty (30) years from the date of adoption of this Plan. After the time limit on the effectiveness of this Plan, the Agency shall have no authority to act pursuant to this Plan, except to pay previously incurred indebtedness, to enforce existing covenants or contracts, including nondiscrimination and

nonsegregation provisions, which shall run in perpetuity, and to complete its housing obligation in accordance with CRL Section 33413.

C. (§620) PROCEDURE FOR PROJECT AMENDMENT

This Plan may be amended by means of the procedure established in CRL Sections 33450 through 33458, or by any other procedure established by law. Necessarily some of the statements in this Plan are general and tentative in nature; formal amendment of this Plan is not required for subsequent implementation and administrative interpretation consistent with this Plan.

D. (§630) AGENCY/CITY COOPERATION

Subject to any limitation in law, the City will aid and cooperate with the Agency in carrying out this Plan and may take any further action necessary to ensure the continued fulfillment of the purposes of this Plan and to prevent the recurrence or spread of blight, or those conditions which caused the blight in the Project Area. Actions by the City may include, but are not necessarily limited to, the following:

- 1) Review of building or rehabilitation proposals for consistency with all requirements and standards promulgated by the City including, but not limited to conformance to the Municipal Code, development code and applicable ordinances, and, for projects that are found to conform to standards and requirements, issue building permits for said projects.
- 2) Institution and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City may include the abandonment and relocation of public utilities in the public rights-of-way as necessary to carry out this Plan.
- 3) Institution and completion of proceedings necessary for changes and improvements in publicly owned public utilities within or affecting the Project Area.
- 4) Imposition wherever necessary of appropriate design controls within the limits of this Plan upon parcels in

the Project Area to ensure their proper development and use.

- 5) Provision for administration/enforcement of this Plan by the City after development.
- 6) Performance of the above and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule that will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.
- 7) The initiation and completion of any other proceedings necessary to carry out the Project.

The Agency is authorized, but not obligated, to provide and expend funds to ensure the completion of the Project as a whole in accordance with this Plan. The obligation of the Agency to perform the actions indicated in this Section shall be contingent upon the continued availability of funding for this Project, primarily from tax increment revenues as defined in Section 510 hereof. However, the Agency may utilize any legally available sources of revenue for funding projects in accordance with this Plan.

E. (\$640) COOPERATION WITH OTHER PUBLIC JURISDICTIONS

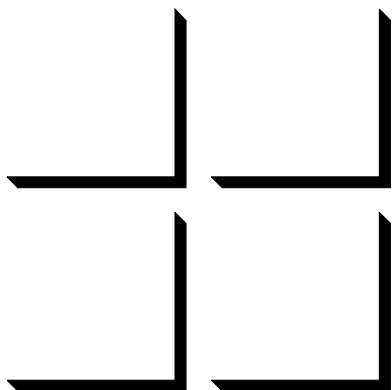
Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, construction, or operation of the Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, may acquire property already devoted to a public use, but is not authorized to acquire Real Property owned by public bodies without the consent of such public bodies. However, the Agency will seek the cooperation of all public bodies that own or intend to acquire property in the Project Area. Any public body that owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency on terms determined pursuant to this Plan and the Agency's rules for owner participation.

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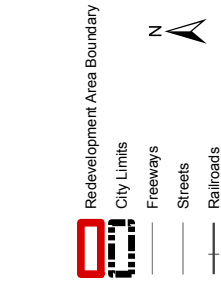
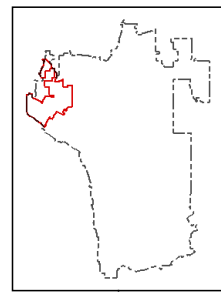
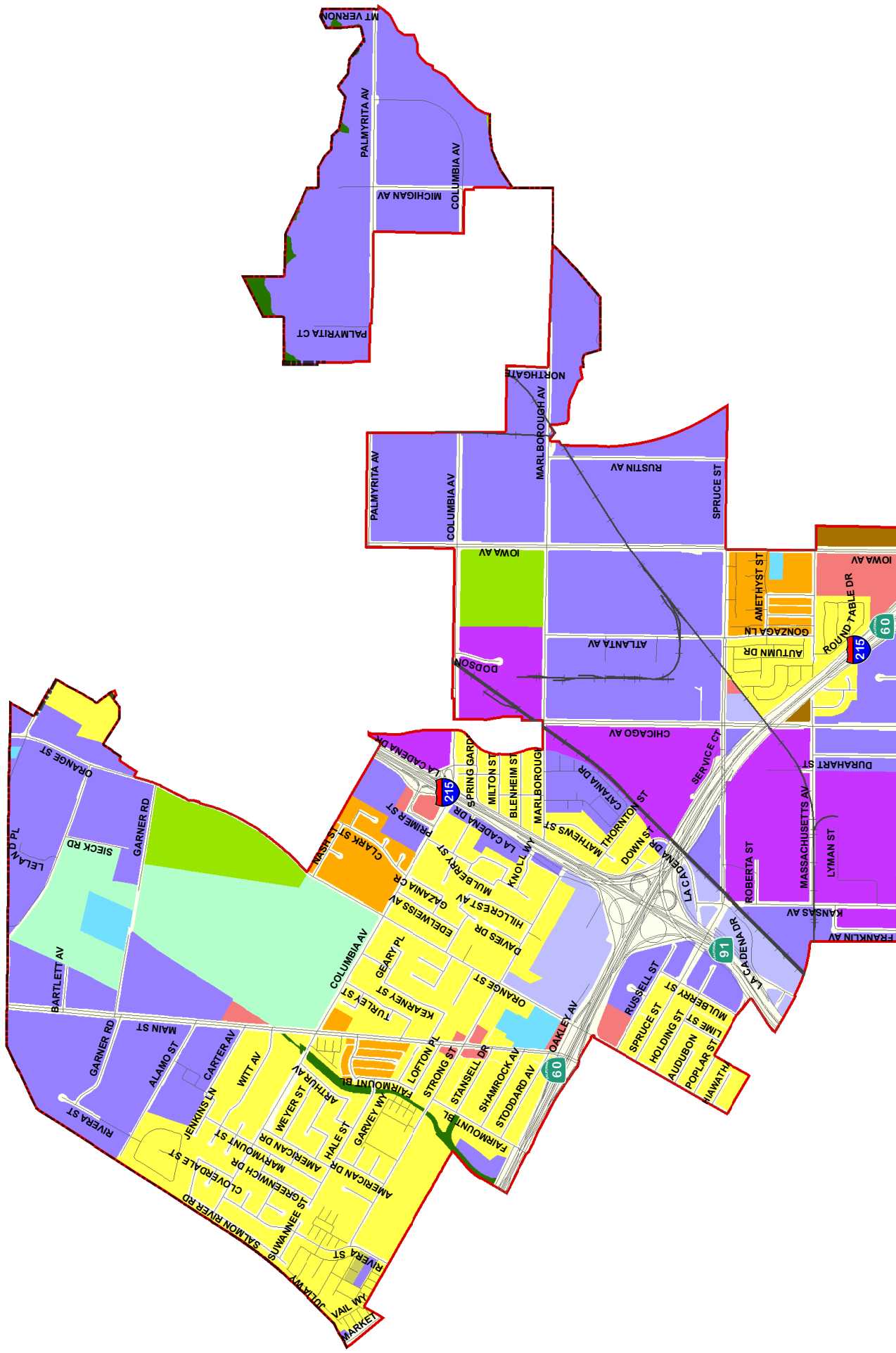
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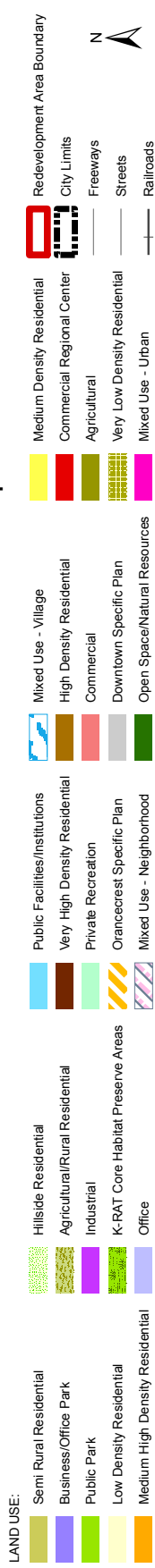


APPENDIX A

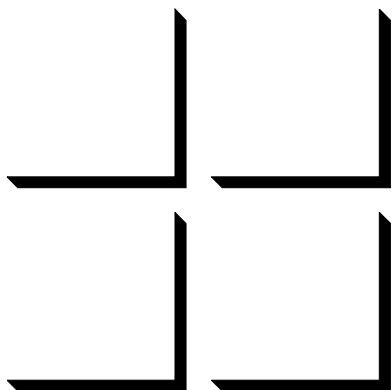
Redevelopment Plan Map



Hunter Park - Northside Redevelopment Area



Updated to the General Plan 2025.



APPENDIX B

Project Area Legal Description

Revised June 25, 2003
December 23, 2002

LEGAL DESCRIPTION

City of Riverside Redevelopment Agency

HUNTER PARK / NORTHSIDE REDEVELOPMENT PROJECT

This Legal Description is to be used in conjunction with the Boundary Map of the City of Riverside Redevelopment Agency Hunter Park/Northside Redevelopment Project.

The course numbers on the description correspond with the course numbers shown on the Boundary Map. All of that certain real property in the City of Riverside, County of Riverside, State of California described as follows:

POB

Beginning at the intersection of the centerline of Spruce Street, 66 feet wide, with the centerline of Iowa Avenue, 110 feet wide; thence

1. South a distance of 1,314 feet more or less along said centerline to its intersection with the centerline of Massachusetts Avenue, 66 feet wide; thence
2. East a distance of 375 feet more or less along said centerline to its intersection with a line 375 feet easterly and parallel with the centerline of Iowa Avenue; thence
3. South a distance of 1325 feet more or less along said parallel line to its intersection with the centerline of Blaine Street; thence
4. West a distance of 6,165 feet more or less along said centerline and the centerline of Third Street to its intersection with the southerly prolongation of the west line of Subdivision No. M-1, Unit No. 2 as shown on Map recorded in Book 34 page 38, Records of said County; thence
5. Northerly along said prolongation and the easterly and northerly line of Central Industrial Component/Sycamore Canyon Merged Project Area of Redevelopment Agency of The City of Riverside, along its various courses, to its intersection with the easterly Right-of-way line of State Highway 91 freeway; thence
6. West a distance of 280 feet more or less along the westerly projection of the north Right-of-way line of Southern Pacific Railroad Right-of-way to its intersection with the westerly Right-of-way line of State Highway 91 freeway also being the Riverside

Downtown Redevelopment Project of Redevelopment Agency of the City of Riverside;
thence

7. Following the said Redevelopment Project boundary line, along its various courses, to its intersection with the northwesterly Right-of-Way line of a 50 foot wide storm drain Right-of-Way; thence
8. North 15° 13' East a distance of 180 feet more or less along said Right-of-Way line; thence
9. North 25° 25' East a distance of 210 feet more or less along said Right-of-Way line; thence
10. North 31° 48' East a distance of 290 feet more or less along said Right-of-Way line; thence
11. North 48° 28' East a distance of 310 feet more or less along said Right-of-Way line to its intersection with the south line of Lot No. 17 of City of Riverside; thence
12. North 60° 57' West a distance of 2,613 feet more or less along said south line and its northwesterly prolongation to its intersection with the northwesterly line of Tract No. 3998 as shown in Map Book 65, Page 14 of Maps, Records of said county; thence
13. South 29° 03' West a distance of 330 feet more or less along said northwest line to its intersection with the centerline line of Market Street, 50 feet wide; thence
14. North 34° 27' West a distance of 760 feet more or less along said centerline to its intersection with the Riverside City Limits; thence
15. Following said City Limits a distance of 6800 feet more or less along its various courses, to its intersection with the San Bernardino County line; thence
16. East a distance of 5,100 feet more or less along said San Bernardino County line to its Intersection with the Riverside County Economic Redevelopment Agency, Redevelopment Project No. 5-1986 Amendment No. 1; thence
17. Following the boundary line of said Redevelopment Agency, along its various courses, to its intersection with the County of Riverside Redevelopment Agency Redevelopment Project No. 5; thence
18. East a distance of 100 feet more or less along said Redevelopment Project No. 5 also being the south Right-of-way line of Palmyrita Avenue to its intersection with the Riverside County Economic Redevelopment Agency, Redevelopment Project No. 5-1986 Amendment No. 1; thence
19. Following the boundary line of said Redevelopment Agency, along its various courses, to its intersection with the Riverside City Limits; thence

20. Following said Riverside City Limits, along its various courses, to its intersection with the centerline of Palmyrita Avenue, 66 feet wide; thence
21. East a distance of 100 feet more or less along said centerline to its intersection with the centerline of Serpentine Drive; thence
22. Southwesterly a distance of 1900 feet more or less along said centerline through its various courses to its intersection with the easterly prolongation of the centerline of Columbia Avenue; thence
23. Westerly a distance of 1,400 feet more or less along said easterly prolongation to its intersection with the east Right-of-Way line of Michigan Avenue; thence
24. South a distance of 1,400 feet more or less along said east Right-of-Way to its intersection with the south Right-of-Way line of Marlborough Avenue ; thence
25. West a distance of 835 feet more or less along said south Right-of-Way line; thence
26. South 45° West a distance of 594.90 feet more or less along said south Right-of-Way line; thence
27. South 49° 44' West a distance of 522.90 feet more or less along said southerly Right-of-Way line; thence
28. North 89° 54' West a distance of 797.70 feet more or less along said Riverside City Limits; thence
29. Northwest a distance of 250.4 feet more or less along Riverside City Limits to its intersection with the south Right-of-Way line of Gage Canal; thence
30. Easterly a distance of 180 feet more or less along said southerly Right-of-Way line to its intersection with the east line of the West $\frac{1}{4}$ of Section 17, Township No. 2 South, Range 4 West, intersection with the southerly line of Parcel Map No. 95, Pages 99 and 100; shown
31. North a distance of 40 feet more or less along said east line to its intersection with the southerly line of Parcel Map No. 95, Pages 99 and 100; thence
32. South 80° West a distance of 158.8 feet more or less along said southerly line to its intersection with the
33. North 40° West a distance of 90.23 feet more or less along said southerly line to its intersection with the
34. North 67° West a distance of 278.44 feet more or less along said southerly line to its intersection with

35. North 84° West a distance of 206.84 feet more or less along said southerly line to its intersection with the
36. South 85° West a distance of 82.01 feet more or less along said southerly line to its intersection with the
37. North 58° West a distance of 81.41 feet more or less along said southwesterly line of Said parcel map to its intersection with
38. North 10° West a distance of 136.73 feet more or less along said westerly line of Said parcel map; thence
39. North a distance of 95.79 feet more or less along the westerly line of Said parcel map to its intersection with the southeasterly Right-of-Way line of Southern Pacific Railroad; thence
40. South 56° West a distance of 310 feet more or less along said southeasterly Right-of-Way line to its intersection with the west line of the Atchison Topeka and Santa Fe Railroads; thence
41. South a distance of 3,435 feet more or less along said west line to its intersection with the centerline line of Spruce Street; thence
42. West a distance of 2,150 feet more or less along said centerline to the Point of beginning.